



Castle Gate, Holt LL13 9TS

£375,000

An excellent opportunity to purchase a four bedroom semi detached home that sits in a small development in an attractive village setting. Gardens to front and rear, the rear having a sunny aspect. Detached Garage and double width drive. Situated in the village of Holt, the property is able to make full use of a wide range of facilities that are available there, which include the local shops and a public transport service connecting the village with surrounding areas. There are local primary schools in Holt and Farndon. Holt is a popular destination for those who wish to commute to other centres of business with good road communications with Chester and the National Motorway network. Viewing highly recommended!

- A FOUR BEDROOM THREE STOREY SEMI DETACHED HOUSE
- LIVING ROOM
- UTILITY & DOWNSTAIRS WC
- PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION
- KITCHEN/DINER
- CONSERVATORY
- BATHROOM & SHOWER ROOM
- GARAGE
- EXTERNAL OFFICE/STUDIO FOR REMOTE WORKING



Entrance Hall

Accessed via a panelled, frosted and leaded etched door. Single panel radiator. Oak laminate flooring. Staircase leading to the first floor accommodation. Coved ceiling and ceiling light point. Bespoke Oak door with chrome fittings opening into the living room.

LIVING ROOM

3.35m'1.83m" x 4.27m'2.74m" (11'6" x 14'9")

Double glazed sash windows to the front elevation. Oak laminate flooring. Single panel radiator. Power points. Television and Sky aerial point. Telephone point. Coved ceiling and ceiling light point. Bespoke Oak doors open into the kitchen area and large walk-in under stairs storage cupboard.

DOWNSTAIRS WC

With low-level wc with dual flush system and pedestal wash hand basin with tiled splash back. Single panel radiator. Tiled flooring. Extractor with ceiling light point.

DINING KITCHEN

4.27m'2.13m" x 2.74m'2.74m" (14'7" x 9'9")

With a contemporary arrangement of base and wall mounted units incorporating drawers and cupboards with brushed stainless steel handles, granite work surfaces over with inset one and a half bowl stainless steel sink with drainer and granite upstand. White tiling with brushed stainless steel power points. Integrated Hotpoint electric oven, four-ring gas hob and Hotpoint stainless steel extractor over. Integrated dishwasher. Integrated fridge. Tiled flooring, continued through from the hall area. Double panelled radiator. Coved ceiling and recessed chrome lighting. Bespoke Oak door with chrome fittings opens into utility. Glazed French doors and sash window opening into the rear conservatory.

UTILITY

With base cupboard matching those of the kitchen housing integrated freezer. Plumbing for washing machine and dryer. Wall mounted combination boiler. Tiled flooring. Extractor. Coved ceiling and ceiling light point. Panelled and frosted glazed door leads onto the side elevation.

CONSERVATORY

3.66m'0.00m" x 3.05m'0.91m" (12'0" x 10'3")

Of brick base construction with upvc double glazed windows and polycarbonate roof over. Courtesy wall light points. Wood Oak effect flooring. French doors open onto the private landscaped rear garden.

First Floor Landing

Spindled balustrade. Ceiling light point. Power points. Smoke alarm. Further turned staircase leading to the second floor accommodation. Double glazed sash window to the front elevation. Built-in airing cupboard with fitted shelving. White panelled doors with chrome fittings open into bedrooms and bathroom.

Bedroom One

4.27m x 2.74m (14'0" x 8'11")

Two double glazed sash windows to the rear elevation. Two single panel radiators. Power points. Ceiling light point. Television and Sky aerial points. Telephone point.

Bedroom Two

2.44m'2.74m" x 3.96m'0.00m" (8'9" x 13'0")

Double glazed sash window to the front elevation. Double panelled radiator. Power points. Ceiling light point. Television aerial point, FULL HEIGHT FITTED WARDROBES WITH MIRRORED DOORS.

Bathroom

Contemporary white three-piece suite comprising bowed bath with chrome mixer tap, power shower and bowed shower screen, low-level wc with dual



flush system and pedestal wash hand basin with chrome mixer tap. Tiled flooring. Wall mounted chrome towel rail. Half-height white tiled walls with border. Electric shaver point. Extractor. Recessed chrome lighting. Double glazed frosted window to the side elevation.

Second Floor Landing

Access to loft space. Power points. Doors leading into bedrooms and shower room.

Bedroom Three

11'7" x 8'8" (36'1"22'11" x 26'2"26'2")

Double glazed sash window to the front elevation enjoying pleasant elevated views. Single panel radiator. Power points. Ceiling light point. Television aerial point.

Bedroom Four

2.44m'0.91m" x 3.05m'2.13m" (8'3" x 10'7")

Velux roof lights to the rear elevation. Single panel radiator. Power points. Ceiling light point. Television aerial point. Telephone point.

Shower Room

Suite comprising double shower cubicle with chrome fittings, low-level wc with dual flush system and pedestal wash hand basin with chrome mixer tap. Tiled flooring. White half-height tiled walls with border. Electric shaver point. Wall mounted chrome towel rail. Extractor fan. Recessed chrome lighting. Conservation sky light to the rear elevation.

Outside

The property is approached via dwarf brick walling with sandstone coping opening onto an Indian stone pathway with box row hedging and lawned frontage. To the rear of the property is a private landscaped garden, being mainly laid to lawn with a pleasant Indian stone patio and pathway which in turn leads onto a raised decked pergola seating area. The garden enjoys a vast degree of privacy as it is not directly overlooked and is fully enclosed by

both hedgerow screening, brick walling and panelled fencing. Access can be gained to the garage via a rear panelled door. The additional garage space has been converted by our current vendors into an external office which benefits from power, separate telephone line and double glazed window to the courtyard setting. The office measures 7'9" x 17'0" with Oak effect laminate flooring, networked to house via underground internet network cable, recessed chrome lighting and television aerial point. This room has multi-functional use and could also be utilized as a gymnasium, play room or a guest bedroom.

Additional Information

The photos used for marketing were taken a few years ago by the current owner before the property was rented out.

TENURE –

Freehold

SERVICES –

Mains gas, electric and water

LOCAL AUTHORITY –

Wrexham County Borough Council

COUNCIL TAX BAND - F

IMPORTANT INFORMATION

*Key facts interactive report link available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the



Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



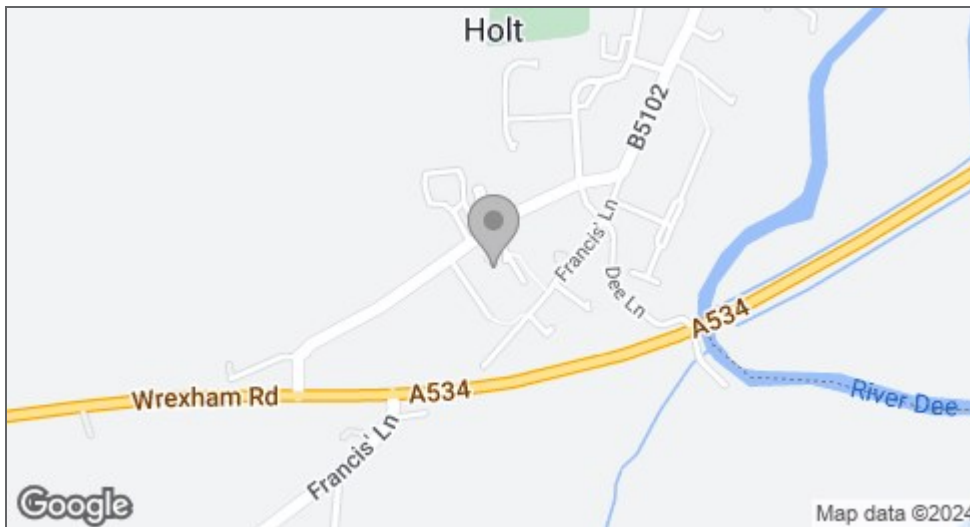








Total area approx: 215.6 sq. metres (232.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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