



## Heath Grove, East Morton, BD20 5TA

**Asking Price £235,000**

- NO UPPER CHAIN
- GARDEN TO FRONT AND REAR
- EXCELLENT CONDITION
- CLOSE TO BUS AND TRAIN LINKS
- THREE BEDROOM TOWN HOUSE
- OFF ROAD PARKING
- STUNNING VIEWS
- SOUGHT AFTER AREA

# 11 Heath Grove, East Morton BD20 5TA

A superb THREE BEDROOM TOWN MID HOUSE offered with NO UPPER CHAIN, with OFF ROAD PARKING and GARDENS TO THE FRONT AND REAR enjoying stunning views. The property is offered in EXCELLENT CONDITION with neutral décor and carpets throughout together with a modern kitchen and bathroom.



Council Tax Band: B



## PROPERTY DETAILS

A superb three bedroom mid town house with off road parking and gardens to the front and rear enjoying stunning views. The property is offered in excellent condition with neutral décor and carpets throughout together with a modern kitchen and bathroom.

The property briefly comprises; entrance hall, sitting room and dining kitchen. To the first floor are three bedrooms and a bathroom with separate W.C.. The outside has off road parking leading to a low maintenance decked and paved seating area. The rear enjoys a closed small garden.

This property is nestled within a highly regarded village close to bus and train links with excellent schooling close by and comprises;

Panelled and glazed door into;

### ENTRANCE HALL

With enclosed staircase leading to the first floor and ceiling light.

### SITTING ROOM

18'8" x 13'8"

with an attractive fire surround with recessed coal effect living flame gas fire with marble interior and hearth, stunning views over gardens hills and beyond, useful understairs storage area and ceiling light.

### DINING AREA

9'3" x 7'0"

with tiled effect flooring, panelled and glazed door leading to the rear and ceiling light.

### KITCHEN

11'3" x 8'7"

with an excellent range of ash effect wall and base units, stainless steel sink and drainer unit with matching mixer tap, contrasting work surfaces over with ceramic tiling above, built in electric oven with four ring gas hob with stainless steel canopy over housing the extractor fan, provisions for an automatic washing machine and ceiling light.

## FIRST FLOOR

### LANDING

With access to the loft space with pull down ladder and ceiling light.

### BEDROOM ONE

12'7" x 10'6"

stunning views and ceiling light.

### BEDROOM TWO

11'1" x 9'11"

ceiling light.

### BEDROOM THREE

9'8" x 7'1"

lovely hillside views and ceiling light.

### BATHROOM

Containing a two piece white suite comprising; double built in shower cubicle with Triton shower over, pedestal wash hand basin, ceramic tiling to the walls, two large built in cupboards, ceiling light.

### W.C.

Containing a low suite W.C

### OUTSIDE

To the front of the property is off road parking with steps leading to a generous decked and paved patio garden with views. To the rear is also a small lawned enclosed garden.



## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(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	