



Northgate, Holywell Green, HX4 9AQ
£200,000

Tucked away in the ever-popular Holywell Green, this stylish and well-presented two-bedroom semi-detached home offers modern living in a highly convenient location. Boasting a spacious open-plan living, dining and kitchen area, the home is perfect for entertaining or relaxing in comfort.

Additional features include a handy ground floor cloakroom and driveway parking for two cars. With excellent transport links, local amenities and countryside walks all within easy reach, this is an ideal home for first-time buyers, young professionals or those looking to downsize



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Entrance Hall

Radiator. UPVC double glazed window to side elevation. UPVC double glazed front door.

Cloakroom

White two piece suite comprising WC and wash hand basin. Radiator. UPVC double glazed window to front elevation.

Lounge / Dining / Kitchen: 18'1" max x 17'1" (5.537 max x 5.231)

Lounge / Dining Area

Coal effect, living flame gas fire with marble hearth and white surround. Radiator. UPVC double glazed French doors to garden.

Kitchen

Modern fitted kitchen with a range of wall and base units. Asterite one and a half bowl sink. Electric oven with induction hob and cooker hood over. Integrated washer dryer and fridge freezer. UPVC double glazed window to side elevation.

Landing

Stairs from entrance hall. Storage cupboard housing boiler. Loft access via pull down ladder (loft boarded with light). UPVC double glazed window to rear elevation.

Bedroom One 12'2" x 9'9" (3.733 x 2.993)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 12'4" max x 6'11" (3.765 max x 2.126)

Built in storage cupboard. Radiator. UPVC double glazed window to front elevation.

Bathroom

White three piece suite comprising bath with mixer taps and shower over, wash hand basin and WC. Partially tiled. Chrome towel radiator. Ceiling spotlights. UPVC double glazed window to rear elevation.

Parking

Driveway parking for two cars.

Garden

Patio garden to the front.

Council Tax Band

B

Location

To find the property, you can download a free app called What3Words which every 3 metre

square of the world has been given a unique combination of three words.

The three words designated to this property is: badly.fault.linked

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(91-100) A			(81-91) A		
(81-91) B			(61-81) B		
(61-81) C			(41-61) C		
(41-61) D			(21-41) D		
(21-41) E			(1-21) E		
(1-21) F			(1-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

