



Offers In The Region Of £109,950

YORKE STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9NJ

**BuckleyBrown**  
ESTATE AGENTS

AN IDEAL FIRST TIME BUY!.. We welcome you to this excellent two/three-bedroom terrace house positioned in the popular and convenient area of Mansfield Woodhouse. This is perfect for first time buyers or investment! Let's take a look inside.

Upon entry, you will be welcomed to a lovely lounge, the neutral decor and laminate flooring creates an abundance of space for homely furnishings and personal touches. Moving off here, you will be met with a large archway which leads to the open-plan kitchen diner. The kitchen comes complete with a range of units and cabinetry, an inset sink, not to mention the space for appliances, everything you need to cook meals for the family! The dining area is perfect for entertaining guests and hosting dinner parties. Moreover, you could use this space as a second sitting room. There is also a utility room with a WC, this is a great space for other household appliances and storage.

The first floor hosts two/three well-appointed bedrooms, two of which have handy cupboards for ample storage space, and the third bedroom with an ensuite, including floor to ceiling tiling, a panel bath, hand wash basin and low flush WC.

Heading outside, you will find a private, paved rear garden and private fence surrounding it. Not to mention the garage to the rear of the property including off road parking. This is very low maintenance with room for a patio set, a terrific space to unwind. If this is the one for you, don't miss out! Call today to book a viewing!





**Living Room 11'11" x 11'10"**  
 With laminate flooring and window to front elevation. An open plan archway with access to;

**Kitchen/Diner 11'11" x 23'9"**  
 A dining room with option for sitting room, with laminate flooring, central heating radiator and open plan access to kitchen area, with traditional cabinets and units with work surface over, central heating radiator and window to side elevation.

**Utility**  
 With space for household appliances.

**Sitting Room 6'11" x 10'7"**  
 Installed with electrics, with side and back access to the garden.

**Landing**  
 With access to;

**Bedroom One 11'8" x 11'10"**  
 With Laminate flooring, storage cupboards, central heating radiator and window to front elevation.

**Bedroom Two 8'9" x 11'10"**  
 With Laminate flooring, storage cupboards, central heating radiator and window to rear elevation.

**Versatile Room 6'8" x 7'0"**  
 With window to side elevation, with access to the ensuite.

**En-suite 4'11" x 6'11"**  
 Including floor to ceiling tiles, a panel bath, hand wash basin and low flush WC.

**Outside**  
 With gated shared access and steps



leading to the front of the property. The rear of the property very low maintenance with private fence surrounding, including a brick built garage to the bottom of the garden for added storage.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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