



YORKE STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9NQ

**BuckleyBrown**  
ESTATE AGENTS

A HIDDEN GEM!!... Welcome to Yorke Street, Mansfield Woodhouse, a charming location that could soon be your new home! This delightful semi-detached house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's ample space for the whole family to unwind and make lasting memories.

The property features a gorgeous modern bathroom, and brand-new kitchen, ideal for whipping up delicious meals and hosting dinner parties. Additionally, a full rewire ensures the safety and efficiency of the home, giving you peace of mind. The semi-detached layout offers a sense of privacy and tranquillity, making it a wonderful retreat from the hustle and bustle of everyday life.

Located in the sought-after area of Mansfield Woodhouse, this home provides a perfect blend of suburban charm and modern convenience. Whether you're looking to settle down or invest in a promising property, this house offers endless possibilities.

Don't miss out on this fantastic opportunity to own a three-bedroom semi-detached house in the heart of Mansfield Woodhouse. Arrange a viewing today and take the first step towards making this house your dream home!





#### Living Room 11'1" x 11'4"

With central heating radiator and bay window to the front elevation.

#### Dining Room 11'4" x 12'4"

With central heating radiator and window overlooking conservatory.

#### Kitchen 8'2" x 13'8"

Fitted with modern wall and base units, work surface, integrated oven, ceramic hob, extractor fan, inset sink with mixer tap above, integrated fridge freezer and plumbing for a washing machine. With laminate flooring, central heating radiator and dual aspect windows.

#### Conservatory 5'1" x 11'7"

With surrounding windows and door leading outside.

#### Bedroom One 11'3" x 14'9"

With central heating radiator and double windows to the front elevation.

#### Bedroom Two 9'1" x 12'4"

With central heating radiator and window to the rear elevation.

#### Bedroom Three 6'5" x 8'2"

With central heating radiator and window to the rear elevation.

#### Bathroom 6'6" x 6'2"

Complete with a panelled bath, low flush WC, wash hand basin with vanity storage, overhead shower, chrome heated towel rail and an opaque window to the side elevation.

#### Outside

With an enclosed garden to the rear.



Ground Floor  
54 sq.mt / 581.25 sq.ft  
Approx



First Floor  
44 sq.mt / 473.61 sq.ft  
Approx



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 purchase. 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) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F		18	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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