



Offers Over £110,000 Freehold

125 YORKE STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9NJ

BuckleyBrown
ESTATE AGENTS

MAKE YOUR MOVE!... Located in the convenient area of Mansfield Woodhouse, this delightful semi-detached house offers a wonderful opportunity for both first-time buyers and those looking to invest in a property with character. The bay fronted design adds a touch of elegance to the exterior. This home presents an exciting opportunity for someone to add their own personal touch and style. The location is particularly advantageous, with local amenities just a stone's throw away and excellent bus routes nearby, ensuring easy access to the wider Mansfield area.

You will first enter the lounge which is of a generous size, just off from here you will find the kitchen/dining room. The kitchen is fitted with a range of wall and base units, and benefits from a utility room. There are French patio doors which provide access onto the rear garden for convenience.

The first floor hosts two well-proportioned bedrooms, with the second having a useful storage cupboard. The bathroom completes the first floor, fitted with a three-piece suite.

The outside space compliments this home well. There is a hard-standing area to the front with wall surround. The rear garden is well-maintained and beautifully presented, featuring a patio area with the rest being mainly laid to lawn.

Don't miss your chance. Call today to view!





Living Room 11'11" x 11'11"

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

Kitchen/Dining Room 26'11" x 11'11"

The kitchen is fitted with a range of wall and base units with sink and drainer set into work surface. There are a range of integrated appliances which include an electric oven and gas hob. The kitchen also lends itself nicely as a dining room, as there is ample space for a dining table and chairs. With a window to the side elevation, a central heating radiator, and French patio doors which provide access onto the rear garden. There is also a useful storage cupboard.

Utility Room

There is space for range of appliances. With a window to the rear elevation.

Landing

Doors provide access into;

Bedroom One 12'1" x 11'9"

With two windows to the front elevation and a central heating radiator.

Bedroom Two 11'10" x 8'11"

With a window to the rear elevation and a central heating radiator.

Bathroom

Fitted with a low level WC, pedestal hand wash basin, and a panelled bath with shower over. With an opaque window to the rear elevation and a central heating radiator.



Outside

There is a hard-standing area to the front with wall surround. The rear garden is well-maintained and beautifully presented, featuring a patio area with the rest being mainly laid to lawn.

Additional Notes

The property benefits from the following features:

- Triple glazed windows.
- A yearly serviced boiler.
- A secure gate.





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		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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