



Guide Price £130,000 Freehold

86 YORKE STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9NQ

**BuckleyBrown**  
ESTATE AGENTS



**\*\*GUIDE PRICE £130,000 - £140,000\*\***

### A GREAT OPPORTUNITY!...

This well-kept three-bedroom semi-detached property offers a practical and comfortable living space, ideal for families, first-time buyers, or investors alike. Finished in tasteful neutral tones throughout, the property offers a fresh and modern feel. Conveniently located, it is also within easy reach of local amenities, schools, and transport links, making everyday living both easy and accessible.

As you enter the home, you're welcomed into a bright and inviting living room, featuring a large bay window that allows for plenty of natural light. This comfortable space is ideal for relaxing and unwinding. Moving through, you'll find a separate dining room, perfect for family meals or entertaining guests. The layout leads seamlessly into a well-appointed kitchen, offering generous worktop space and plenty of storage—ideal for everyday cooking.

Upstairs, the property offers three well-proportioned bedrooms, ideal for family living. Each bedroom benefits from a neutral décor, allowing you to add your own personal style. The family bathroom features a modern three-piece suite.

Outside, the home continues to impress. The front garden is low-maintenance, enclosed by a brick wall, adding both kerb appeal and privacy. To the rear, you'll find a generous garden, primarily laid to lawn—perfect for children to play or for summer entertaining. There's also a paved patio area, ideal for outdoor dining or relaxing in the sunshine. The space is fully enclosed by secure fencing.

Call today to arrange a viewing!!!





#### Living Room 12'10" x 9'2"

With carpeted flooring, bay window front elevation and a door providing access into the dining room.

#### Dining Room 12'10" x 11'4"

With carpeted flooring, window to rear elevation and a door providing access into the kitchen.

#### Kitchen 7'9" x 17'8"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, windows to side elevation and a door to the rear.

#### Landing

Surrounding doors provide access into;

#### Bedroom One 12'11" x 10'4"

With carpeted flooring, central heating radiator and windows to the front elevation.

#### Bedroom Two 9'8" x 10'3"

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

#### Bedroom Three 7'6" x 4'9"

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

#### Bathroom 4'11" x 6'1"

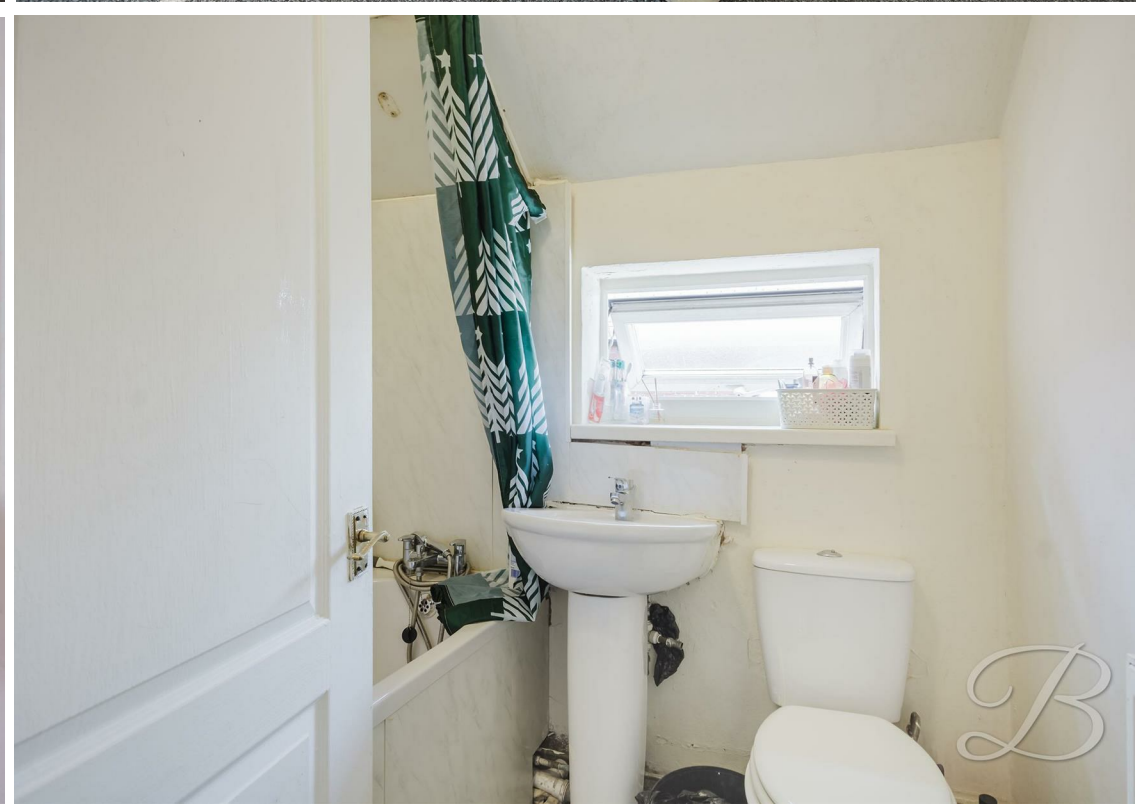
Complete with a three piece suite including a bath, low flush WC and hand wash basin, With a window to the side elevation.

#### Outside



Low maintenance frontage, with a surrounding brick wall. The rear garden is mainly laid to lawn, with a patio seating area and surrounding fences.







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) <b>A</b>		<b>86</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>	<b>63</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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