



Upper Woodlands Road, Girdlington,

£119,950

* THREE BEDROOM DORMER TERRACE * VERY POPULAR LOCATION * CLOSE TO AMENITIES *
* IDEAL FTB/FAMILY * NO ONWARD CHAIN *

Stone built three bedroom dormer terrace property.

Situated in a popular location close to shops, schools and the infirmary.

Presented to a good standard and available with no onward chain.

The accommodation benefits from gas central heating, upvc double glazing and briefly comprises lounge, kitchen, two first floor bedrooms and bathroom, together with a third attic bedroom to the second floor.



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Lounge

15'5" x 13'4" (4.70m x 4.06m)

With radiator and gas fire in fireplace surround.



Kitchen

13'5" x 6'7" (4.09m x 2.01m)

With wall and base units incorporating stainless steel sink unit, plumbing for auto washer, radiator.



Cellar

First Floor

Bathroom

Three piece white suite, radiator, tiled walls.

Bedroom One

11'4" x 10'5" (3.45m x 3.18m)

With built in wardrobes and radiator.



Bedroom Two

13'2" x 6' (4.01m x 1.83m)

With built in wardrobes and radiator.

Second Floor

Dormer Attic Bedroom Three

13'4" x 13'4" (4.06m x 4.06m)

With dormer window and radiator.



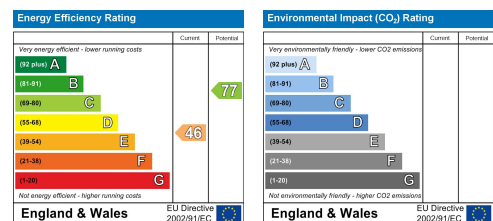
Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.8 miles, turn left onto Hollingwood Lane, after 0.8 miles take A6177 to Fairbank Rd, after 1.6 miles turn right onto Clayton Rd, after 0.4 miles continue onto Legrams Ln, after 0.4 miles turn left onto Ingleby Rd/A6177, continue to follow A6177 for 0.8 miles, turn left onto Fairbank Rd, turn left towards Durham Terrace, turn left onto Durham Terrace, right onto Upper Woodlands Rd and the property will shortly be seen displayed via our For Sale board.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.



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