



Northedge Lane, Hipperholme,

£285,000

**** SEMI DETACHED ** TWO DOUBLE BEDROOMS ** TWO RECEPTION ROOMS **
** SOUGHT AFTER LOCATION ** GARDENS, PARKING & GARAGE ** STUNNING VIEWS ****

Sugdens are pleased to offer for sale this truly impressive two double bedroom semi detached home with open aspect views to the front!!

Situated in a much sought after location of Hipperholme which boasts Amenities, Restaurants, Schools and rural walks. The property benefits from a modern fitted kitchen, house bathroom, multi fuel fire and stunning views overlooking farm land to the front.

To the outside there is a garden to front and rear with a driveway leading to a detached garage.



Utility

Plumbing for auto washer, radiator and overlooking open fields.

Kitchen

10'6" x 8'8" (3.20m" x 2.64m")

Modern fitted kitchen having a range of wall and base units incorporating granite work tops, ceramic sink unit, oven & hob with extractor, under stairs storage.

Dining Room

8'6" x 10'1" (2.59m" x 3.07m")

Radiator.

Lounge

10'3" x 15'3" (3.12m" x 4.65m")

Multi fuel fire set in chimney breast, radiator and french doors.

First Floor Landing

Bedroom One

15'2" x 10'3" (4.62m" x 3.12m")

Radiator and views overlooking open fields.

Bedroom Two

10'4" x 8'5" (3.15m" x 2.57m")

Radiator and views overlooking open fields.

Bathroom

Modern four piece comprising shower cubicle, panel bath, pedestal wash basin, low flush wc, tiled walls & floor and radiator.

Exterior

To the outside there are well maintained gardens to front and rear together with a driveway leading to a single garage. Electric charging point next to garage.

Council Tax Band

B

Tenure

FREEHOLD



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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