



9 Hala Hill, Lancaster, LA1 4JU

Located in a desirable location close to Lancaster city centre and offered with no onward chain, is this spacious two bedroom semi-detached bungalow on Hala Hill. Ready to move in, the attractive property has been fitted with a modern kitchen and shower room by its current owners which is sure to attract. The bungalow briefly comprises of an entrance porch ideal for storing shoes and coats, a modern fitted kitchen with space for a dining table, handy utility area with fitted units, integral garage, spacious lounge with feature log burner, two double bedrooms, a contemporary shower room and conservatory. Externally, to the front of the property is a driveway for off street parking and shale stone area. To the rear is a good sized garden with decking area, astroturf and mature beds all ideal for outside entertaining. The property is located in a convenient position allowing for easy access to a wide range of amenities that the historical city of Lancaster has to offer. These include a multitude of high street shops, ample restaurants, bars and supermarkets, highly regarded primary and secondary schools, the award winning University of Lancaster, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city and further afield, junction 33 of the M6 motorway lies within a 10 minute drive.



Porch

10'7" by 6'11" (3.25 by 2.13)

Handy porch with plenty of space for shoes, coats and other storage, with windows to front and side aspects, radiator and ceiling light.

Kitchen

8'5" by 16'2" (2.57 by 4.93)

Modern fitted kitchen with a range of base and wall mounted units, four ring induction hob, oven, microwave, sink and drainer unit. The room also has space for a dining table, sliding doors top the side leading to decking area, radiator, electricity points and ceiling spot lights.

Utility

7'7" by 12'9" (2.32 by 3.9)

Useful space with plumbing for washing machine, space for dryer, windows to side aspect, storage cupboards, gives access into integral garage, radiator, electricity points and ceiling light.

Lounge

12'1" by 15'10" (3.69 by 4.85)

Spacious room with feature log burner, inset shelving, window to front aspect, radiator, electricity points and ceiling light.

Bedroom One

9'7" by 12'2" (2.94 by 3.72)

Double bedroom with window to rear aspect, fitted wardrobes, radiator, electricity points and ceiling light.

Bedroom Two

11'9" by 7'7" (3.59 by 2.33)

Double bedroom with double doors opening into the conservatory, electricity points and ceiling light.

Shower Room

8'9" by 4'5" (2.67 by 1.36)

Three piece suite comprising a large shower cubicle, low flush WC and pedestal wash hand basin. The room also has a window to side aspect, radiator and ceiling light.

Conservatory

10'7" by 9'7" (3.25 by 2.94)

With windows to both sides and rear, double doors opening out to rear garden, radiator, electricity points and wall lights.

Integral Garage

8'5" by 7'1" (2.58 by 2.17)

Currently used for storage with ceiling light.

External

To the front of the property is a driveway for off street parking and shale stone area. To the rear is a good sized garden with decking area, astroturf and mature beds all ideal for outside entertaining.

Council Tax

Band C







| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|--|-------------------------|-----------|--|--|-------------------------|-----------|
| <small>Most energy efficient - lower running costs</small> 92-100 A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G <small>Not energy efficient - higher running costs</small> | | | 84 | <small>Most environmentally friendly - lower CO₂ emissions</small> 82-91 A 69-80 B 55-68 C 39-54 D 21-38 E 1-20 F 1-20 G <small>Not environmentally friendly - higher CO₂ emissions</small> | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |

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