



Lealholme Grove, Fairfield, TS19 7AS

This four bedroom detached house presents a rare opportunity in Fairfield with potential for future development. Nestled on an impressive 0.37-acre plot, the property features expansive outdoor areas which will appeal to families, and those with an eye for investment.

A well maintained front garden and a wide block-paved driveway welcomes you, leading to a substantial detached five car garage plus workshop and loft storage. This modern garage space offers potential for those interested in further development, as it could be explored as a site for converting to a second dwelling, subject to relevant permissions.

Stepping inside, the ground floor of the house is spacious. The large entrance hall sets the tone for the home's generous proportions, leading into a large lounge, with French doors that open into a bright and airy conservatory and views of the south-facing rear garden.

Ground floor accommodation also includes a kitchen, separate dining, cloakroom and W/C. Upstairs, the sense of space continues with a large landing that provides access to four double bedrooms, the master bedroom benefits from fitted wardrobes. The family bathroom features both a bath and a separate shower cubicle.

To the rear, with expansive lawns that offer a wealth of possibilities for families and keen gardeners, currently with a vegetable plot which is ideal for those with green fingers. A beck passes through the lower part of the garden, adding charm and a natural touch to the landscape.

Additional benefits of this home include gas central heating, double glazing throughout and a security alarm system that covers both the house and the garage.

Price Guide £520,000



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HALL

CLOAKROOM

6'4" x 4'11" (1.93m x 1.50m)

W/C

2'9" x 4'11" (0.84m x 1.50m)

LOUNGE

19'10" x 12'11" (6.05m x 3.94m)

DINING ROOM

12'11" x 9'11" (3.94m x 3.02m)

CONSERVATORY

12'5" x 10'5" (3.78m x 3.18m)

KITCHEN

12'11" x 9'11" (3.94m x 3.02m)

LARGE LANDING

MASTER BEDROOM

12'10" x 12'9" (3.91m x 3.89m)

BEDROOM TWO

13'0" x 10'0" (3.96m x 3.05m)

BEDROOM THREE

12'11" x 8'10" (3.94m x 2.69m)

BEDROOM FOUR

10'2" x 9'9" (3.10m x 2.97m)

BATHROOM

9'10" x 7'2" (3.00m x 2.18m)

GARAGE

29'5" x 23'5" (8.97m x 7.14m)

WORKSHOP

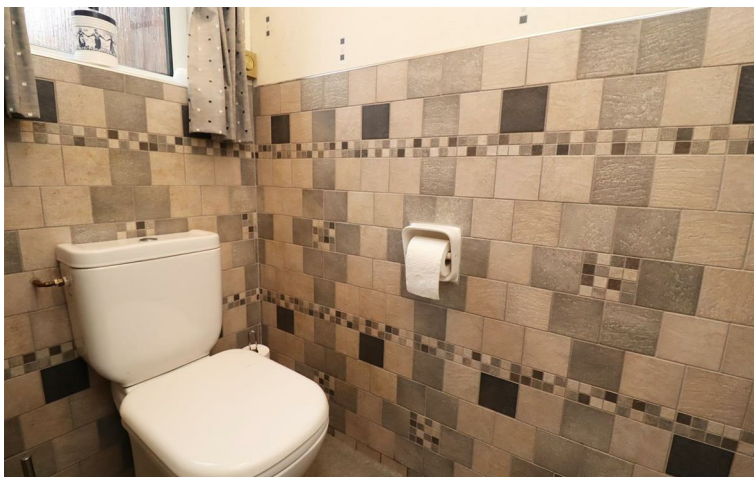
10'3" x 6'10" (3.12m x 2.08m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

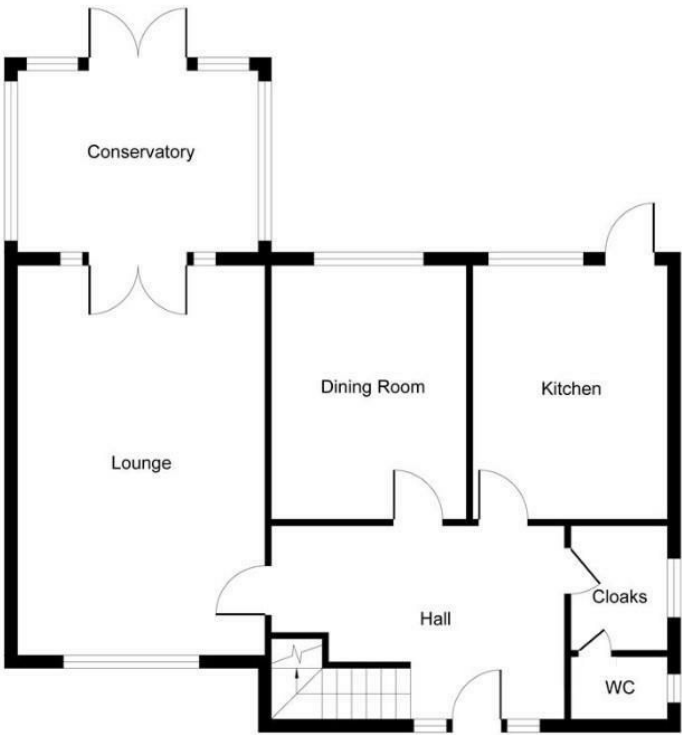


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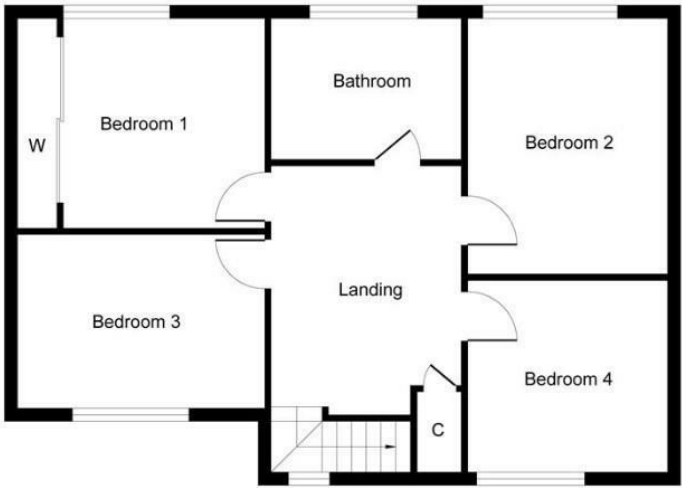


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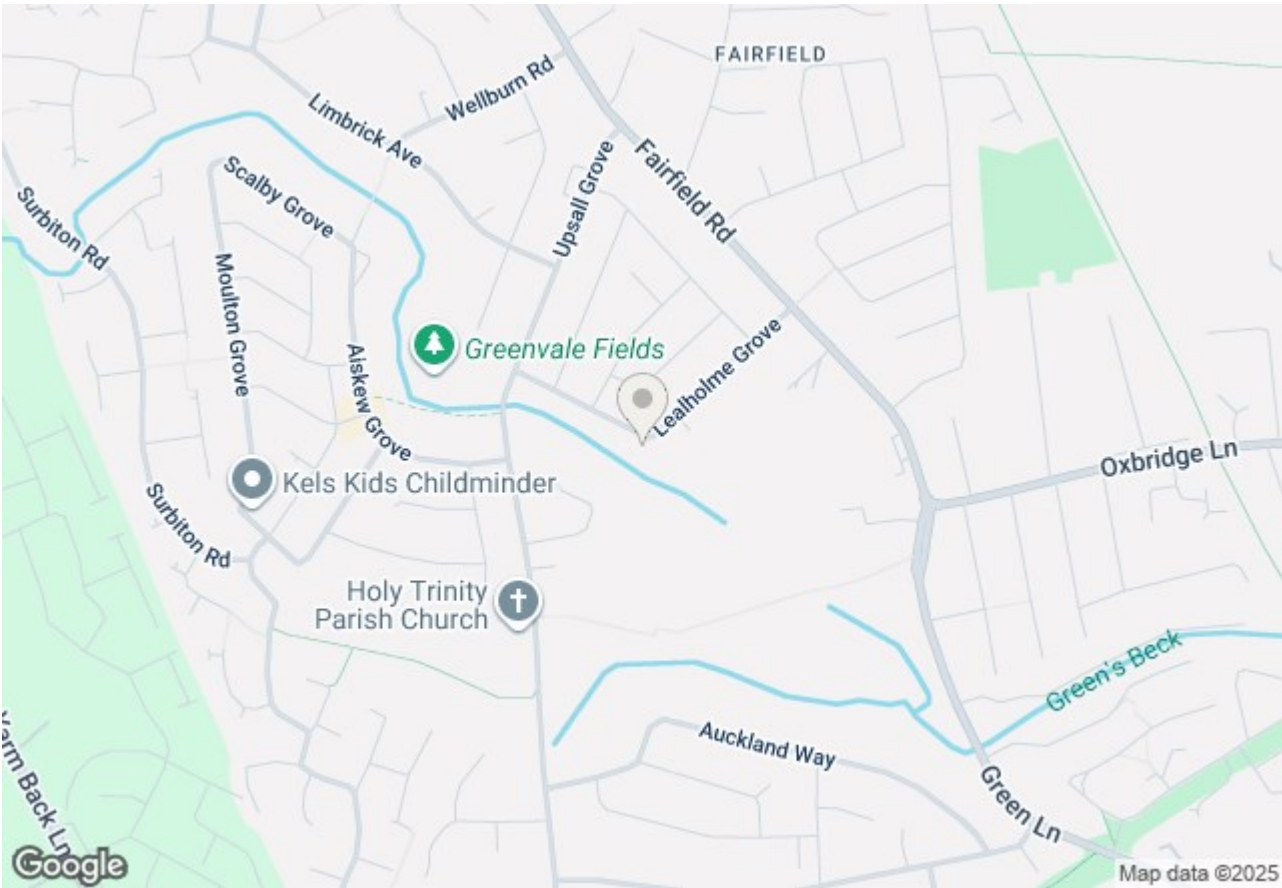


Ground Floor



First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

VIEWING
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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