

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

York Crescent, Wilpshire, BB1 9NW

£1,000

SUPERB THREE BEDROOM SEMI DETACHED HOME WITH OFF ROAD PARKING

Nestled on a quiet cul-de-sac in Wilpshire and within close distance to local amenities, this three bedroom, semi detached home is being welcomed to the rental market. Ideally suited for a growing family looking for a home to grow into. With neutral decoration, a generously sized garden, off road parking and garage, this property is not to be missed!

The property comprises briefly; a welcoming entrance hallway providing access through to a spacious reception room, kitchen and staircase to the first floor. The reception room leads out to the rear. The modern kitchen leads through to the conservatory with views of the garden. The first floor comprises of doors on to three bedrooms and a three piece bathroom suite. Externally, there is an enclosed garden to the rear with lawn and bedding areas, and a large decking area. To the front, there is a single driveway and access to a detached garage.

For further information or to arrange a viewing please contact our Lettings Team at your earliest convenience.

York Crescent, Wilpshire, BB1 9NW

£1,000



- Spacious Semi Detached Property
- Neutral Decoration
- Off Road Parking and Detached Garage
- EPC Rating D
- Three Bedrooms
- Blank Canvas
- Tenure Leasehold
- Three Piece Bathroom
- Perfect Family Home
- Council Tax Band C

Ground Floor

Entrance Vestibule

UPVC double glazed front door, UPVC double glazed window, spotlights and door to hallway.

Hallway

9 x 5'2 (2.74m x 1.57m)

Central heating radiator, understairs storage, stairs to first floor, doors leading to reception room and kitchen.

Reception Room

17'6 x 10'6 (5.33m x 3.20m)

UPVC double glazed bay window, two central heating radiators, wood burning stove with flagstone hearth, television point and UPVC double glazed French doors to rear.

Kitchen

13'8 x 7'2 (4.17m x 2.18m)

UPVC double glazed window, central heating radiator, spotlights, gloss wall and base units, laminate worktops, stainless steel sink and drainer with spring mixer tap, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, plumbing for washing machine, space for fridge freezer, boiler, part tiled elevations, tiled flooring, UPVC double glazed French doors to conservatory and UPVC double glazed door to rear.

Conservatory

11'6 x 9'3 (3.51m x 2.82m)

UPVC double glazed windows, tiled flooring, UPVC double glazed door to side and UPVC double glazed French doors to rear.

First Floor

Landing

6'4 x 5'4 (1.93m x 1.63m)

UPVC double glazed window, doors leading to three bedrooms and bathroom.

Bedroom One

11'7 x 10'8 (3.53m x 3.25m)

UPVC double glazed bay window, central heating radiator and spotlights.

Bedroom Two

10'6 x 7'10 (3.20m x 2.39m)

UPVC double glazed window, central heating radiator, spotlights and television point.

Bedroom Three

5'10 x 5'4 (1.78m x 1.63m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

5'8 x 4'11 (1.73m x 1.50m)

UPVC double glazed frosted window, central heating towel rail, spotlights, pedestal wash basin with mixer tap, dual flush WC, tiled panel bath with direct feed shower and rainfall head, fully tiled and tiled flooring.

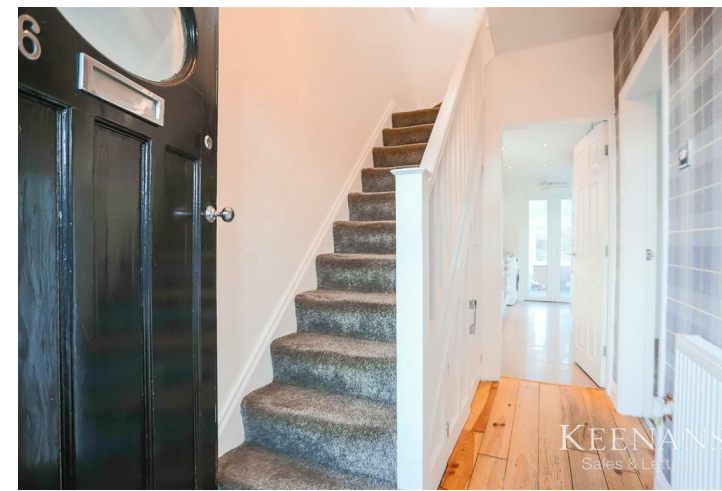
Exterior

Rear

Laid to lawn, decking and bedding areas.

Front

Off road parking, bedding area and detached garage.



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