

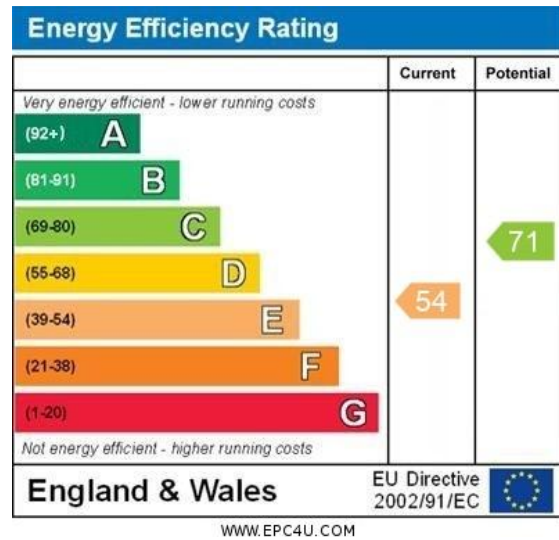
**Lucy Boardman** (Formerly Lloyds Bank) -

**Ross Mortgage Services** have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent Mortgage Broker** we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert independent advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only. To ensure their accuracy, they should not be relied upon and measurements.



Registered Office  
16 Cavendish Street  
Barrow-in-Furness  
Cumbria LA14 1SB  
Tel (01229) 825636

Mon - Fri 9am - 5pm  
Saturday 9am - 12 noon  
sales@rossestateagencies.co.uk  
rentals@rossestateagencies.co.uk  
www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings

# ROSS

## Estate Agencies



### Tenure

Freehold

### Council Tax Band

D

### Contact Details

Registered Office  
16 Cavendish Street  
Barrow-in-Furness  
Cumbria LA14 1SB  
Tel (01229) 825636

[www.rossestateagencies.com](http://www.rossestateagencies.com)

[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)

01229 825636



**Yarlside Road | Barrow-in-Furness | LA13 0EY**

**Asking Price £335,000**

- True Detached Bungalow
- Sought After Location In Holbeck
- Entrance Hall, Lounge
- Dining Room, Kitchen
- 4 Bedrooms, Bathroom, Half Bath
- Conservatory
- CH, DG, Garage, Off Road Parking
- Mature Garden To Rear
- Vacant Possession
- Council Tax Band D





## Property Description

We are pleased to bring to the market this detached family home in Holbeck, close to local amenities, transport links, schools and close to the local tourist attraction, Furness Abbey. The property has been extended and offers excellent living accommodation comprising of entrance hallway giving access to a spacious lounge open to dining room, fitted kitchen, bathroom, 2 double bedrooms on the ground floor with a further 2 double bedrooms on the first floor. The property benefits from central heating, double glazing, off road parking, access to garage, easy maintenance front garden and mature rear garden with extensive lawned area, plants/shrubs and greenhouse. Viewing is highly recommended to appreciate the size and standard on offer and is being sold with vacant possession.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Front garden with raised rockery style easy maintenance garden with plants and shrubs, double gates for off road parking giving access to the garage, paved front area, access to rear, double glazed door and door to entrance hall

### ENTRANCE HALL

Borrowed frosted window to lounge, storage cupboard, spindle staircase to first floor, under stairs storage and doors to –

### LOUNGE

**12' 3" x 16' 8" (3.74m x 5.09m)**

Double glazed window, feature fireplace with fire, coved ceiling, radiator and open to dining room

### DINING ROOM

**11' 7" x 8' 4" (3.54m x 2.55m)**

Double glazed window, sliding double glazed door to conservatory, coved ceiling and radiator

### CONSERVATORY

**9' 6" x 9' 10" (2.92m x 3.00m)**

Double glazed windows, double glazed door and tiled flooring

### KITCHEN

**13' 10" x 8' 2" (4.23m x 2.49m)**

Double glazed window, double glazed door to rear, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, tiled splash, plumbing for washer and coved ceiling

### GF BEDROOM 1

**12' 3" x 12' 0" (3.74m x 3.66m)**

Double glazed window, double door wardrobes and coved ceiling

### GF BEDROOM 2

**10' 8" x 9' 2" (3.26m x 2.81m)**

Double glazed window, fitted double door wardrobe and coved ceiling

### LANDING

Spindle staircase to first floor

### BEDROOM 3

**16' 9" x 10' 6" (5.13m x 3.22m)**

Double glazed window, hand wash basin with taps/vanity unit, door to walk in wardrobe/storage, radiator and door to cloaks/wc

### CLOAKS/WC

Low level w.c

### BEDROOM 4

**9' 3" x 11' 0" (2.82m x 3.36m)**

Double glazed window, door to walk in

### IEWINGS

Key accompanied

Draft particulars subject to client's approval

### AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

