



41 St Hildas Road, Belle Vue, DN4 5EE
Offers In Excess Of £160,000 Freehold


MARTIN&CO

St Hildas Road, Belle Vue

3 Bedrooms, 1 Bathroom

Offers In Excess Of £160,000

- Three Bedrooms.
- Semi-Detached.
- Two Reception Rooms.
- Fitted Bathroom Suite.
- Separate Utility Room.
- Enclosed Rear Garden With Patio.
- Detached Garage.

ATTENTION FIRST TIME BUYERS AND INVESTORS.

Available chain free. A fantastic opportunity to purchase this three bedroom semi-detached property situated in a popular location. Briefly comprising of a kitchen, dining room and living room on the ground floor. Two double bedrooms, a single bedroom and family bathroom on the first floor. Also benefits from a detached garage and a rear garden with a patio area. Call now to arrange a viewing!

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KITCHEN 8' 0" x 9' 0" (2.44m x 2.74m) Fitted with a range of cream wall and base units complimented with wood effect worktops. Also benefits from an integrated oven, hob and extractor fan.

DINING ROOM 11' 0" x 10' 9" (3.35m x 3.28m) A spacious dining room with patio doors leading to the rear garden. Perfect for entertaining!

LIVING ROOM 12' 11" x 12' 6" (3.94m x 3.81m) A deceptively large living room with front facing bay window, allowing plenty of natural light.

BEDROOM 12' 11" x 12' 5" (3.94m x 3.78m) A double bedroom situated on the first floor.

BEDROOM 11' 0" x 9' 8" (3.35m x 2.95m) A second double bedroom situated on the first floor.

BEDROOM 7' 11" x 8' 11" (2.41m x 2.72m) A single bedroom situated on the first floor.

BATHROOM 6' 2" x 6' 0" (1.88m x 1.83m) A family bathroom fitted with white two piece suite and corner shower unit.

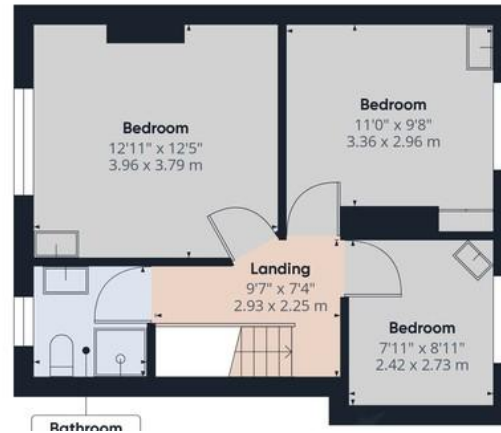








Ground Floor



Approximate total area⁽¹⁾
890.07 ft²
82.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

