

# HoldenCopley

PREPARE TO BE MOVED

Ryknield Road, Hucknall, Nottinghamshire NG15 8GN

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Guide Price £200,000 - £210,000



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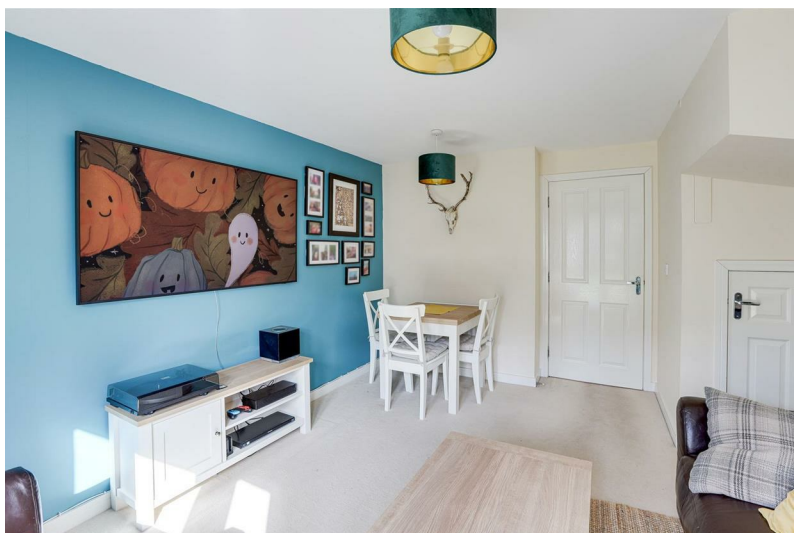


GUIDE PRICE £200,000 - £210,000

IDEAL FOR FIRST-TIME BUYERS...

This well-presented three-bedroom semi-detached house is ideal for first-time buyers, offering a fantastic opportunity in a popular location. Situated within easy reach of Hucknall's excellent amenities, transport links, and great school catchments, this property provides convenience and comfort for modern living. On the ground floor, a welcoming entrance hall leads to a fitted kitchen, catering to all your culinary needs, a spacious reception room perfect for relaxing or entertaining, and a convenient ground-floor W/C. The upper level features a double bedroom, a single bedroom, and a three-piece bathroom suite. The top floor offers a further double bedroom, complete with fitted wardrobes and access to a private en-suite. Outside, the front of the property includes a driveway for off-road parking, access to a garage, and a garden area with a lawn and shrubs. To the rear is enclosed garden featuring two decked seating areas and a lawn, ideal for enjoying the outdoors.

MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Ground Floor W/C
- En-Suite & Bathroom
- Driveway & Garage
- Ideal For First-Time Buyers
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

9'8" x 3'4" (2.97m x 1.02m)

The entrance hall has carpeted flooring & an entrance mat, a radiator and a single door providing access into the accommodation.

### Kitchen

10'8" x 5'2" (3.27m x 1.59m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine, vinyl flooring and a UPVC double-glazed window to the front elevation.

### Living Room

15'0" max x 12'4" (4.58m max x 3.78m)

The living room has carpeted flooring, a radiator, an in-built storage cupboard, two UPVC double-glazed windows to the rear elevation and double French doors opening out to the rear garden.

### W/C

3'2" x 6'5" (0.97m x 1.96m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

## FIRST FLOOR

### Landing

9'6" x 6'5" (2.92m x 1.98m)

The landing has carpeted flooring, a radiator and access to the first floor accommodation.

### Bedroom Two

8'4" x 12'4" (2.55m x 3.76m)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

12'4" max x 9'9" (3.77m max x 2.98m)

The third bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front elevation.

### Bathroom

6'3" x 5'5" (1.91m x 1.67m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, partially tiled walls, a radiator, vinyl flooring, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

## SECOND FLOOR

### Landing

5'7" x 3'4" (1.71m x 1.03m)

The landing has carpeted flooring, a Velux Window and access to the second floor accommodation.

### Master Bedroom

17'7" max x 9'7" (5.36m max x 2.93m)

The main bedroom has laminate wood-effect flooring, a radiator, fitted wardrobes, storage in the eaves, access to the en-suite and a UPVC double-glazed window to the front elevation.

### En-Suite

5'6" x 5'5" (1.68m x 1.66m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, a radiator, partially tiled walls, an extractor fan, vinyl flooring and a Velux window.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking, access to the garage, access to the rear garden, courtesy lighting, a lawn and plants and shrubs.

### Rear

To the rear is an enclosed garden with two decked seating areas, a lawn, a shed and fence panelling boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice 4G

Sewage – Mains Supply

Flood Risk – The Government website states this is a medium risk flood area.

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

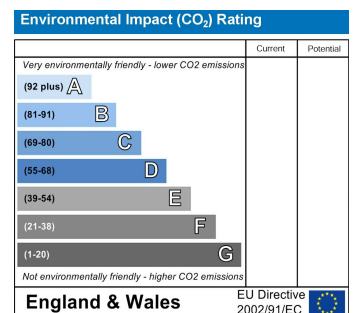
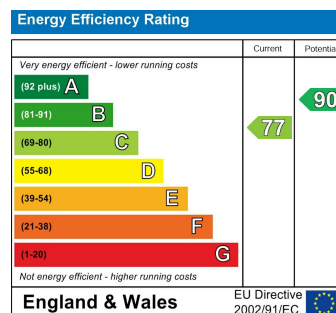
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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