





FANTASTIC OPPORTUNITY TO PURCHASE A BAY FRONTED THREE BEDROOM SEMI-DETACHED HOUSE WITHIN A SMALL CUL DE SAC ON ST OSWALDS DRIVE. This home offers excellent accommodation and all though in need of some modernisation it would provide a fabulous family property. Just a short walk to the local primary/secondary school it is the perfect choice for a purchaser with children, other local amenities include supermarkets, rail link in Kirk Sandall and the M18 is also within 2 miles. The house briefly comprises of entrance porch, entrance hallway, L-shaped living/dining room, kitchen, rear entrance hallway with storage room/W/C, stairs lead to the first floor landing, three lovely spacious bedroom, shower room, front/rear gardens, driveway and single garage. AVAILABLE WITH NO CHAIN.

ENTRANCE PORCH

6' 6" x 1' 10" (2.00m x 0.58m) This lovely family house is accessed via the front facing double glazed French doors, two front facing double glazed windows and provides access to the hallway.

ENTRANCE HALL

6' 5" x 10' 3" (1.96m x 3.13m) With front facing single glazed frosted door to the porch, two front facing single glazed windows, radiator, coving and stairs to the first floor.

LIVING AREA/DINING AREA

9' 10" x 26' 5" (3.02m min & 3.63m max x 8.06m) Fantastic open plan reception space which is L-shaped, with front facing double glazed bay window, two rear facing double glazed windows, radiator, coal effect gas fire with decorative surround, coving to the ceiling and a television aerial.

KITCHEN

8' 3" x 11' 10" (2.52m min & 3.21m max x 3.62m) The kitchen benefits from a side facing double glazed bay window, rear facing door to the rear entrance hall, fitted kitchen units at eye and base level, work surfaces incorporating a single bowl sink with drainer, partially tiled walls, integrated fridge/freezer, four ring electric hob and plumbing for a washing machine.

REAR ENTRANCE HALL

7' 7" x 3' 0" (2.33m x 0.93m) Providing access to storage room/W/C, side facing double glazed frosted window and side facing double glazed frosted door to the driveway.

WC

2' 9" x 5' 4" (0.84m x 1.63m) Benefitting from a low flush WC and side facing double glazed frosted window.



STORE ROOM

4' 10" x 5' 4" (1.49m x 1.63m) Accessed from the rear entrance hallway.

STAIRS

Leading from the entrance hallway to the first floor landing.

FIRST FLOOR LANDING

6' 4" x 10' 5" (1.95m x 3.19m) With side facing double glazed window, coving to the ceiling and a loft access point.







BEDROOM

11' 11" x 11' 11" (3.65m x 3.64m) Spacious double bedroom with front facing double glazed bay window, radiator and coving.

BEDROOM

9' 11" x 11' 9" (3.03m x 3.59m) Further double bedroom with rear facing double glazed window, fitted wardrobes and dressing table, radiator and coving.

BEDROOM

6' 5" x 7' 7" (1.96m x 2.33m) Positioned at the front of the property this single bedroom has a front facing double glazed window and a radiator.



SHOWER ROOM

8' 3" x 5' 6" (2.54m x 1.68m) Comprising of a low flush WC, wash hand basin, walk in shower area with glass screen, electric shower unit mounted above, coving, partially tiled walls, airing cupboard and a rear facing double glazed frosted window.

FRONT GARDEN

Small front lawned garden with wall the to the front and side access to the rear garden.

DRIVEWAY & GARAGE

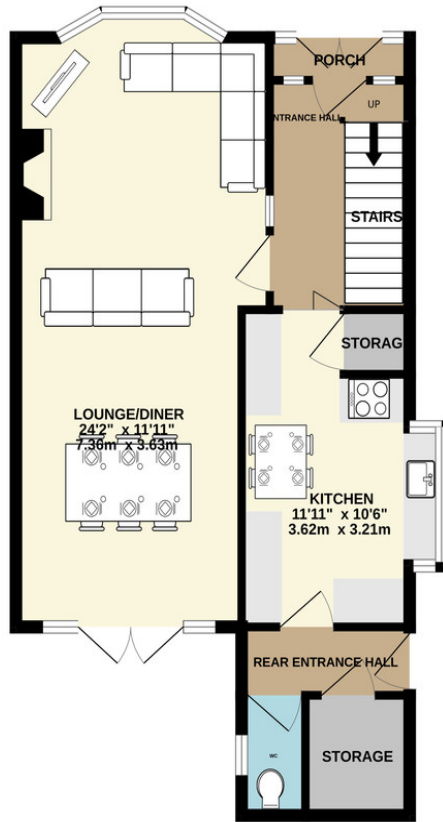
Open access to the driveway at the front providing off street parking on the driveway leading to the single garage at the rear with up and over door.

REAR GARDEN

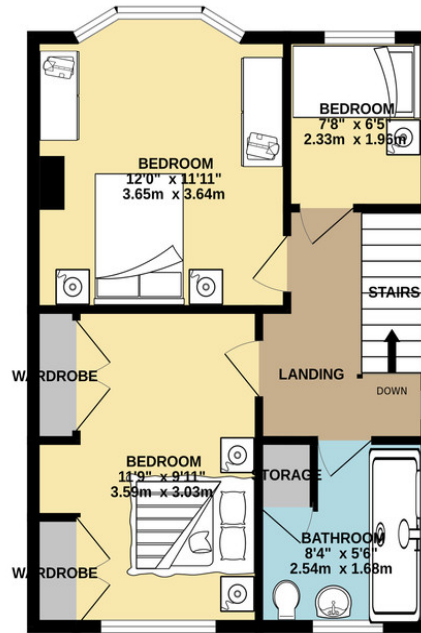
Fence enclosed rear lawned garden with shrub beds.



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.