





DECEPTIVELY SPACIOUS SEMI-DETACHED HOME IN KIRK SANDALL, JUST A SHORT WALK TO THE LOCAL PRIMARY SCHOOL AND AN IDEAL FIRST TIME BUY. This great buy in DN3 offers plenty to a purchaser with beautiful decor throughout and is sure to impress all viewers. A two bedroom home in a sought after village with rail link nearby and access to the M18 within two miles. The property in brief comprises of entrance into the dining room, lounge/diner, kitchen, WC, stairs to the first floor landing, two spacious bedrooms, shower room, front garden/off street parking area on the driveway, detached garage and rear garden. **LOVELY HOME.**

ENTRANCE AREA

Entrance into the dining room.

LOUNGE/DINING ROOM

17' 3" x 9' 10" (5.28m x 3.01m) The property is accessed via the front facing double glazed frosted door to the reception room at the front, two front facing double glazed frosted windows, front facing double glazed window, laminate flooring, coving to the ceiling, radiator with cover, stairs to the first floor landing and door to the second reception room.

LOUNGE/DINING ROOM

17' 2" x 9' 6" (5.24m x 2.90m) The second reception room is currently utilised as the living room with open access to the extended kitchen at the rear, side facing double glazed window, radiator, laminate flooring, coving to the ceiling and storage cupboard beneath the stairs.

KITCHEN

12' 2" x 9' 11" (3.72m x 3.04m) Fabulous extended kitchen with a range of modern fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, partially tiled walls, space for a fridge/freezer, plumbing for a washing machine, four ring gas hob with extractor hood above, single electric oven, coving to the ceiling, spotlights, radiator, rear facing double glazed window, door to the WC and rear facing double glazed door to the garden

WC

3' 3" x 5' 8" (1.00m x 1.73m) Benefitting from a low flush WC, wash hand basin within a vanity unit, laminate flooring, coving, spotlights, storage cupboard and side facing double glazed frosted window.



STAIRS

Leading from the front dining room to the first floor landing.

BEDROOM

13' 10" x 9' 10" (4.24m x 3.02m) Fabulous double bedroom with lots of space, front facing double glazed window, radiator, coving and storage cupboard above the stairs.





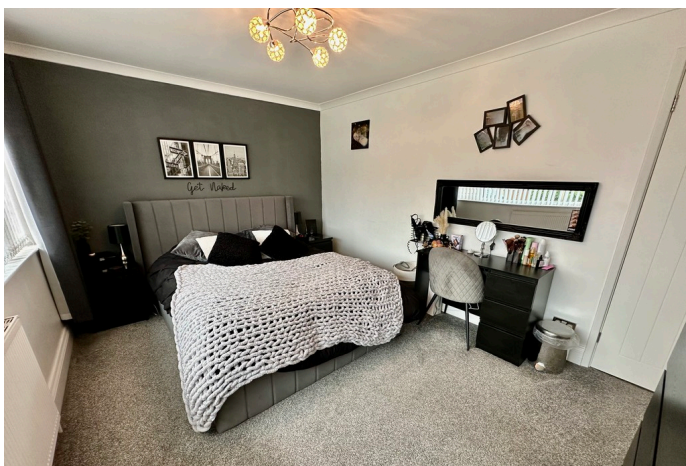


BEDROOM

10' 8" x 9' 6" (3.26m x 2.90m) Further spacious bedroom with rear facing double glazed window, radiator and coving to the ceiling.

SHOWER ROOM

4' 9" x 6' 0" (1.46m x 1.85m) Superb shower room comprising of a low flush WC, wash hand basin within a grey vanity unit, corner shower cubicle, dual shower head including large rainfall unit, tiled walls, tiled flooring, grey heated towel radiator, spotlights, extractor fan and side facing double glazed frosted window.



FRONT GARDEN & DRIVEWAY

Raised gravel planters, partial wall enclosure, open access to the driveway providing off street parking and side access gate to the rear garden.

GARAGE

Single detached garage with power points and lighting.

REAR GARDEN

Paved patio, raised beds, upper lawn area with paved path, fence enclosed and side access double gates to the driveway.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

COUNCIL TAX MONTHLY COST: £115

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

INSTALLATION DATE: 2018

ENERGY PERFORMANCE CERTIFICATE RATING: C

NEW BATHROOM FITTINGS IN 2023

GARDEN LANDSCAPED IN 2023

GREAT STORAGE SPACE THROUGHOUT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		