





**GREAT VALUE TWO BEDROOM
SEMI-DETACHED PROPERTY
OFFERING A PURCHASER AN
EXCELLENT OPPORTUNITY TO
UPDATE TO THEIR OWN TASTES.**

**Although in need of some
modernisation this property is
deceptively spacious throughout and
is positioned on a lovely corner plot
with driveway to the side. A great
location and much sought after within
easy reach of local supermarket,
schools, other amenities, M18 access,
plus the local rail link at Kirk
Sandall. This property in brief
comprises of entrance hallway, lounge
with feature fireplace, kitchen, stairs
to the first floor landing, two lovely
bedrooms, bathroom with three piece
suite, off street parking on the
driveway, front and rear enclosed
gardens. AVAILABLE WITH NO
UPWARD CHAIN.**



ENTRANCE HALL

3' 4" x 4' 3" (1.03m x 1.32m) The property is accessed via the front facing single glazed frosted door to the entrance hallway and further internal door leads to the lounge.

LOUNGE

10' 11" x 17' 7" (3.34m max x 5.38m max) Pleasant reception space with front facing single glazed window, radiator, coving to the ceiling, coal effect gas fire with decorative surround, radiator, stairs to the first floor and door to the kitchen.

KITCHEN

8' 0" x 10' 10" (2.46m x 3.31m) Spacious kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, space for an electric freestanding cooker/hob, space for a fridge, space for a freezer, plumbing for a washing machine, plumbing for a slimline dishwasher, partially tiled splash backs, coving, spotlights, rear facing single glazed window and side facing single glazed door.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

5' 9" x 4' 7" (1.77m x 1.42m) Providing access to all bedrooms/bathroom, radiator, loft access point and side facing single glazed window.

BEDROOM

8' 2" x 10' 11" (2.49m x 3.34m) Lovely double bedroom with rear facing single glazed window, radiator and coving to the ceiling.



BEDROOM

5' 11" x 10' 7" (1.81m x 3.24m) Further spacious bedroom with front facing single glazed window, radiator, coving and built in storage cupboard.

BATHROOM

7' 8" x 4' 8" (2.35m x 1.44m) Benefitting from a three piece suite comprising of low flush WC, wash hand basin, bath with shower attachment, radiator, partially tiled walls, laminate flooring and front facing single glazed frosted window.







FRONT GARDEN & DRIVEWAY

Off street parking is available for one car on the driveway, small lawned garden with mature bush and side access gate to the rear garden.

REAR GARDEN

V-shaped enclosed rear garden, laid to lawn, shrub bed borders, paved patio, shed and fence enclosure.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

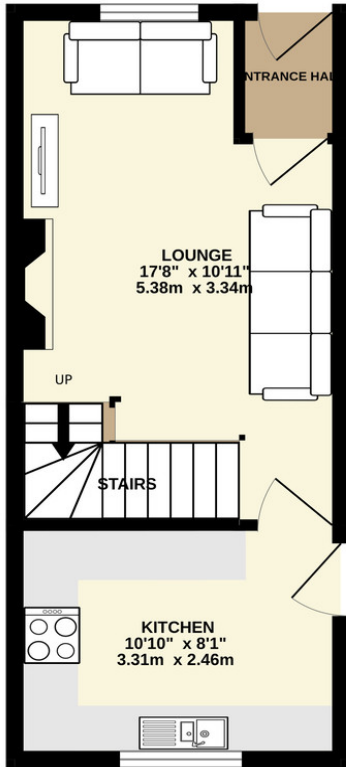
CENTRAL HEATING SYSTEM: GAS FIRED BOILER

INSTALLATION DATE: UNKNOWN

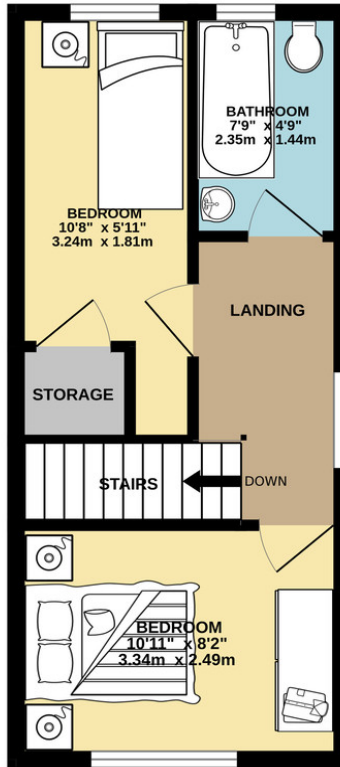
LAST SERVICE: UNKNOWN



GROUND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.9 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		