





FANTASTIC OPPORTUNITY TO PURCHASE A THREE BEDROOM PROPERTY WITHIN THE SOUGHT AFTER VILLAGE OF BARNBY DUN. Occupying a quiet cul de sac position, this house offers great potential, although in need of renovation and some updating, it has been priced realistically to sell. Just a short distance to the local amenities, primary school and countryside/canal walks, you will not be disappointed when you view this. It briefly comprises of entrance hallway, L-shaped lounge/dining room, kitchen/breakfast room, stairs to the first floor landing, three spacious bedrooms, bathroom, driveway provides off street parking, garage and gardens to the front/rear. GREAT BUY IN DN3.

ENTRANCE HALL

6' 5" x 11' 5" (1.96m x 3.48m) This spacious home is accessed via the front facing frosted double glazed door to the entrance hallway with further front facing frosted double glazed window, stairs to the first floor, radiator, laminate flooring, coving and doors to the living room/kitchen.

LOUNGE AREA

12' 1" x 11' 1" (3.69m x 3.39m) L-shaped reception room all open plan including the dining area to the rear, front facing double glazed bow window, radiator, laminate flooring, rear facing double glazed French doors to the garden, coving to the ceiling, coal effect gas fire and a feature decorative surround.

DINING AREA

9' 10" x 10' 11" (3.02m x 3.33m) See lounge description.

KITCHEN/BREAKFAST ROOM

8' 7" x 20' 4" (2.64m x 6.20m) Although in need of some renovation, the kitchen offers a range of fitted units, work surfaces incorporating a single bowl sink with drainer, space for a range style cooker with gas connection, space for a fridge/freezer, plumbing for a washing machine, plumbing for a dishwasher, tiled flooring, radiator, rear/side facing double glazed windows and side facing double glazed frosted door to the driveway.

STAIRS

Leading from the entrance hallway to the first floor landing. Currently has a fitted stairlift which is part of the sale price.

LANDING

6' 4" x 9' 4" (1.95m x 2.85m) Providing access to all bedrooms/bathroom, side facing double glazed window and a loft access point.



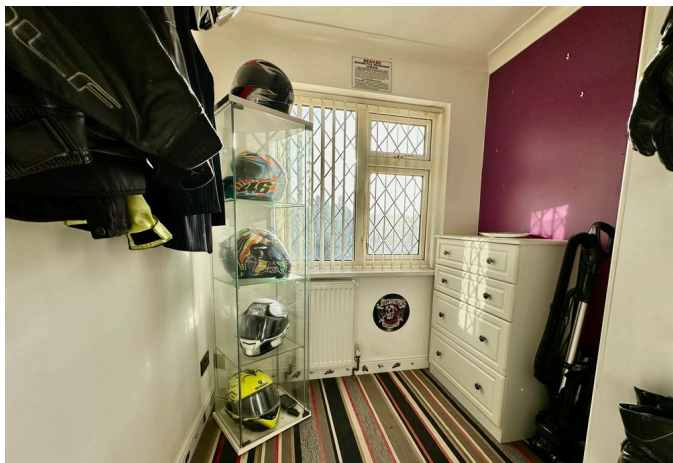
BEDROOM

12' 3" x 11' 2" (3.74m x 3.42m) Lovely double bedroom with front facing double glazed window, radiator and spotlights.

BEDROOM

10' 0" x 10' 7" (3.07m x 3.24m) Further double bedroom with rear facing double glazed window, radiator, storage cupboard with boiler unit and coving to the ceiling.







BEDROOM

6' 4" x 6' 5" (1.95m x 1.96m) Third bedroom is positioned at the front of the house with front facing double glazed window, radiator, coving and fitted wardrobe.

BATHROOM

6' 3" x 5' 10" (1.91m x 1.79m) With a corner bath, low flush WC, wash hand basin, spotlights, extractor fan, tiled walls, tiled flooring, radiator and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Wall enclosed garden, double gates to the driveway providing off street parking, gravelled area with mature bushes/shrubs. Side access is available via double gates.

GARAGE

Garage is to the rear of the property and accessed via the driveway.

REAR GARDEN

Mature garden with a selection of bushes, trees, pergola above a patio area and open access to the driveway.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

**SOLAR PANELS ARE LEASED THROUGH A
COMPANY SHADE GREENER**

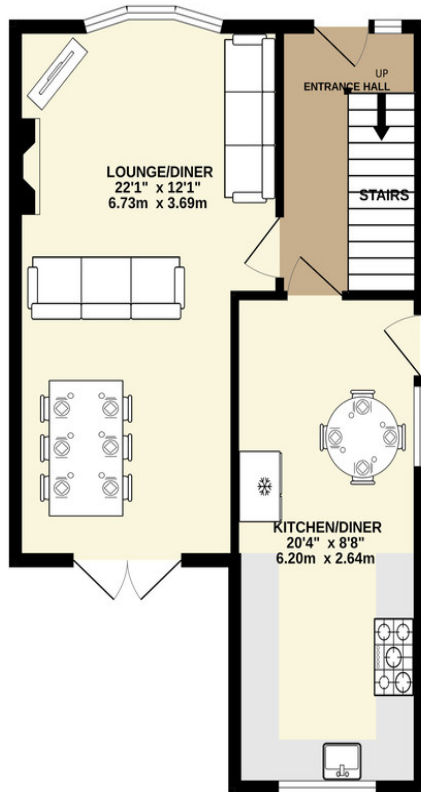
ADVISED THAT SOLAR PANELS LEASE ENDS 2037

CENTRAL HEATING SYSTEM: GAS

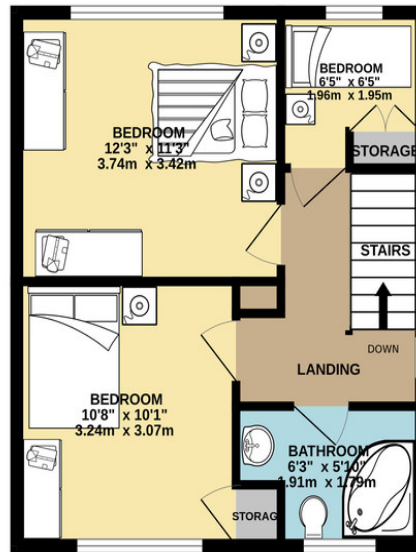
LAST SERVICE: UNKNOWN



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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.

