





BEAUTIFUL THREE BEDROOM DETACHED PROPERTY POSITIONED ON A DELIGHTFUL CORNER PLOT WITH DRIVEWAY & GARAGE BEHIND. This lovely family home has been extended to the rear with a conservatory to provide a great entertainment space, with fabulous decor throughout, this could be the move in ready home for you. Located on Horton View in Kirk Sandall within easy reach of the local rail link and other amenities you will not want to miss this one. A great buy in Kirk Sandall on a generous plot which briefly comprises of entrance hallway, WC, lounge, open plan kitchen/diner, conservatory with open access, stairs to the first floor landing, master bedroom with fitted wardrobe/en-suite shower room, two further spacious bedrooms, family bathroom, front off street parking on the driveway, rear driveway for further parking, detached garage currently utilised as a gym and an enclosed rear garden. **FABULOUS HOME.**

ENTRANCE HALL

3' 4" x 9' 1" (1.04m x 2.79m) This fabulous house is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, laminate flooring, door to the WC, alarm system and stairs to the first floor landing.

WC

4' 1" x 4' 4" (1.26m x 1.33m) Benefitting from a low flush WC, floating wash hand basin, radiator, tiled flooring, coving to the ceiling and front facing double glazed frosted window.

LOUNGE

14' 9" x 11' 2" (4.50m x 3.42m) Spacious reception room with three front facing double glazed windows, radiator, coving and double doors to the dining area.

KITCHEN/DINER

23' 0" x 7' 9" (7.03m x 2.37m) Fantastic open plan kitchen/dining area that offers an excellent entertaining area with open access to the conservatory at the rear, rear facing double glazed frosted door to the garden, rear facing double glaze window, modern fitted kitchen cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring induction hob with extractor fan above, single electric oven, integrated washing machine, integrated dishwasher, space for an American style fridge/freezer, spotlights, under lighters, radiator, coving, storage cupboard beneath the stairs and door to the hallway.

CONSERVATORY

8' 7" x 11' 5" (2.63m x 3.49m) Beautiful additional living space overlooking the garden via the side/rear facing double glazed windows, side facing double glazed French doors to the garden, radiator, laminate flooring and open access to the dining area.

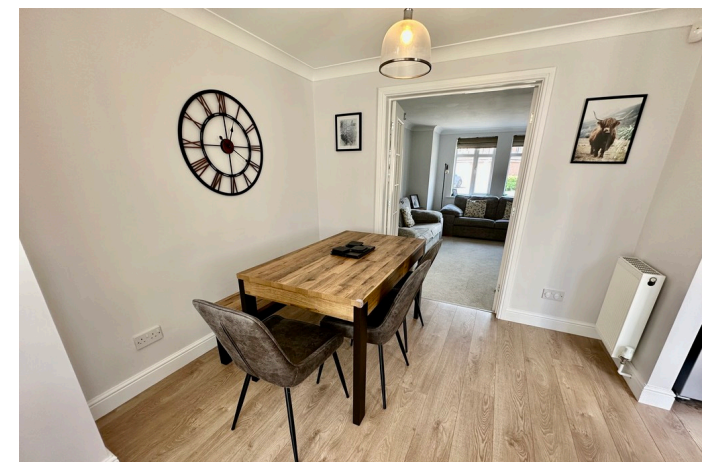


STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

4' 7" x 2' 9" (1.42m x 0.86m) Providing access to all bedrooms/bathroom, with side facing double glazed window and storage cupboard.







BEDROOM

11' 5" x 11' 1" (3.50m x 3.40m) Lovely bedroom with two front facing double glazed windows, door to the en-suite shower room, two fitted wardrobes and a radiator.

ENSUITE

9' 8" x 4' 3" (2.95m x 1.31m) Comprising of a low flush WC, floating wash hand basin, shower cubicle with bi-folding doors, spotlights, extractor fan, coving, tiled walls, tiled flooring, heated towel radiator and front facing double glazed frosted window.



BEDROOM

8' 1" x 10' 8" (2.48m x 3.26m) Further spacious double bedroom with rear facing double glazed window, built in wardrobes and radiator.

BEDROOM

4' 10" x 8' 0" (1.48m x 2.44m) Third bedroom is used as a nursery with rear facing double glazed window, radiator, coving and loft access point.

BATHROOM

6' 7" x 7' 5" (2.03m x 2.27m) Nicely presented bathroom with bath benefitting from a tiled surround, bi-folding shower screen above, shower unit, low flush WC, wash hand basin within a vanity unit, shaving point, tiled walls, tiled flooring, coving, spotlights, extractor fan and rear facing double glazed frosted window.



FRONT DRIVEWAY

Great off street parking area to the front with open access.

REAR GARDEN

Fantastic enclosed rear garden which is mainly laid to lawn, with patio, matching path, fence enclosure and rear access gate.

REAR DRIVEWAY & GARAGE

Side access to a further driveway in front of the garage which is currently utilised as a gym with two access doors.

NOTES

FREEHOLD PROPERTY

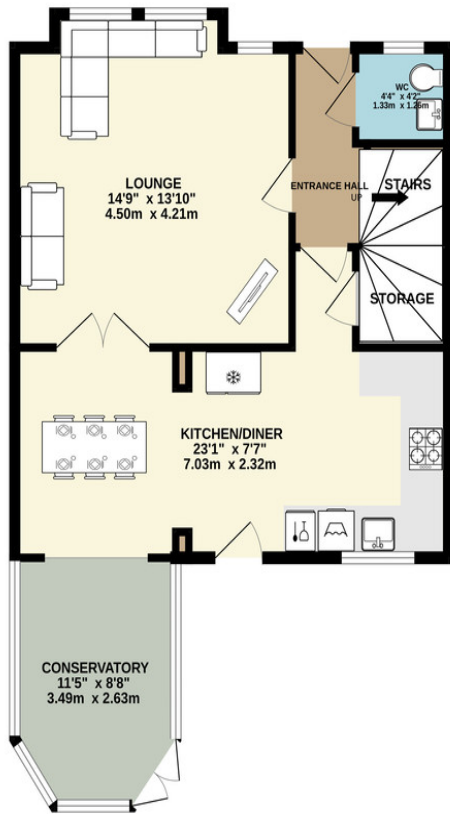
COUNCIL TAX BAND: C

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

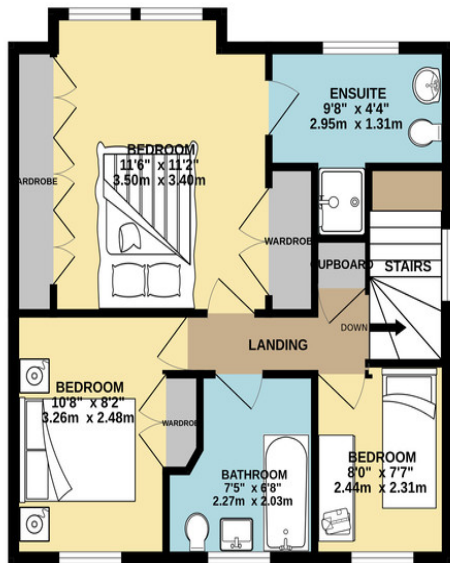
LAST SERVICE: 2024

SERVICES: MAINS

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		

TOTAL FLOOR AREA: 1202 sq.ft. (111.7 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.