





SUPERB MODERN MID-TERRACED HOUSE LOCATED IN KIRK SANDALL WITH THREE BEDROOMS AND ACCOMMODATION OVER THREE FLOORS. This stunning home in DN3 is an ideal first time purchase within a sought after location, within walking distance of the local rail link and just two miles to M18 access, this should be top of the list to view. The property is pleasantly presented and briefly comprises of entrance hallway, WC, open plan living/kitchen/dining area, stairs to the first floor landing, bathroom, two first floor bedrooms, stairs to the second floor master bedroom with en-suite shower room, enclosed rear garden and allocated single space to the rear of the property. AVAILABLE WITH NO UPWARD CHAIN.

ENTRANCE HALL

2' 11" x 10' 2" (0.91m x 3.10m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, tiled flooring, alarm system, door to the WC and stairs to the first floor.

WC

2' 11" x 5' 1" (0.91m x 1.55m) Benefitting from a low flush WC, corner wash hand basin, tiled flooring, radiator and front facing double glazed frosted window.

LIVING/DINING AREA

14' 3" x 12' 9" (4.35m x 3.91m) An open plan space with the kitchen ideal for entertaining, rear facing double glazed French doors to the garden, two rear facing double glazed windows, radiator, spotlights and storage cupboard beneath the stairs.

KITCHEN

7' 2" x 10' 2" (2.20m x 3.10m) Nicely presented kitchen with modern units at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with extractor hood above, electric oven, plumbing for a washing machine, space for a fridge/freezer, space for a wine cooler, integrated dishwasher, boiler unit housed in matching cupboard, partially tiled splash backs, breakfast bar, spotlights, radiator and double glazed front facing window.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 5" x 11' 1" (1.96m x 3.38m) With further stairs to the second floor landing, radiator and a storage cupboard.



BEDROOM

14' 4" x 9' 4" (4.37m max x 2.86m max) L-shaped bedroom with two front facing double glazed windows and two radiators.

BEDROOM

14' 3" x 7' 6" (4.36m max x 2.31m max) Further L-shaped bedroom with rear facing double glazed window and a radiator.







BATHROOM

7' 6" x 5' 10" (2.29m x 1.78m) Bathroom has a three piece suite comprising of a low flush WC, wash hand basin, bath with television mounted above, fixed shower screen, shower attachment, partially tiled walls, tiled flooring, spotlights, extractor fan and a shaving point.

STAIRS

Leading from the first floor landing to the second floor landing.

SECOND LANDING

With door to the master bedroom.



MASTER BEDROOM

11' 2" x 20' 7" (3.41m x 6.28m max & 3.38m min) L-shaped master bedroom with front/rear facing double glazed window, radiator, storage cupboard, loft access point and a door to the en-suite shower room.

ENSUITE

4' 10" x 5' 11" (1.49m x 1.82m) Comprising of a low flush WC, wash hand basin, corner shower cubicle, heated towel radiator, tiled flooring, spotlights, partially tiled walls and an extractor fan.

REAR GARDEN

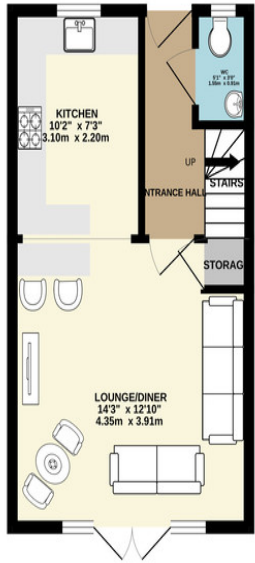
Enclosed rear garden with rear access gate and a paved patio.

PARKING

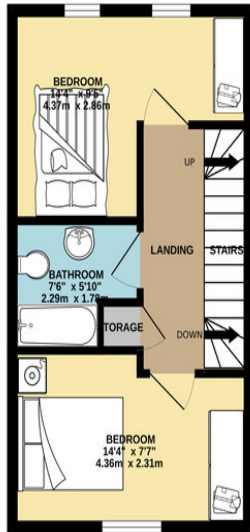
Single allocated parking space to the rear of the property.



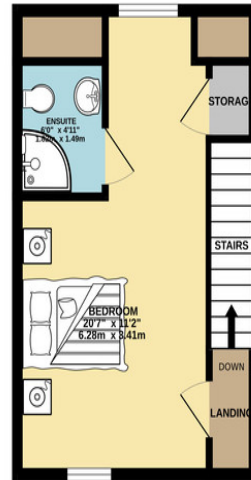
GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



2ND FLOOR
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.8 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		