

Road Map



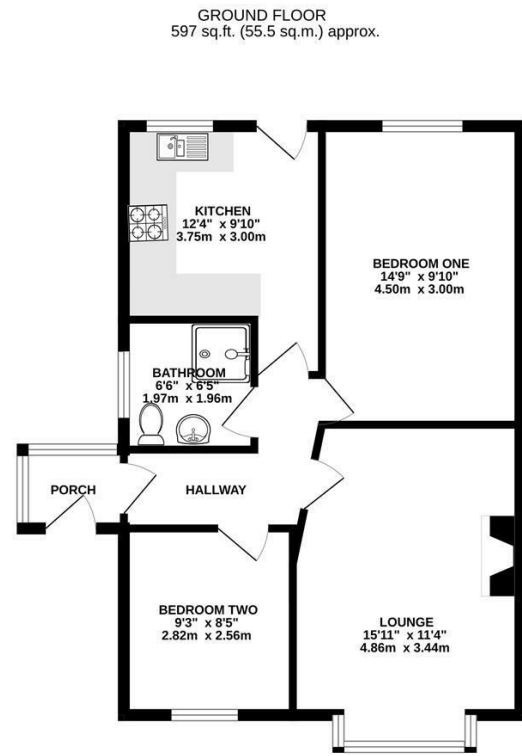
Hybrid Map



Terrain Map



Floor Plan



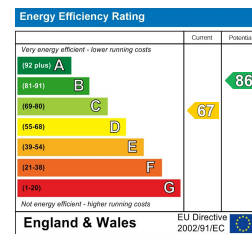
TOTAL FLOOR AREA: 597 sq.ft. (55.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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 can be given regarding their operation or efficiency over the years.  
Made with Metropac 02/24

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



23 Woodland Close  
, Hambleton, FY6 9EG

Offers In The Region Of £190,000 2 1 1 D



# 23 Woodland Close

, Hambleton, FY6 9EG

Offers In The Region Of £190,000



## Porch

UPVC door to front leading into porch. Internal door providing access into hallway. UPVC double glazed windows to side and rear.

## Hallway

Access to all internal rooms. Loft access. Carpet, ceiling light and radiator.

## Lounge

15'11" x 11'3"

UPVC double glazed bay window to front. Electric fire. Carpet, ceiling light and radiator.

## Bedroom One

14'9" x 9'10"

UPVC double glazed window to rear. Ceiling light and radiator.

## Bedroom Two

9'3" x 8'4"

UPVC double glazed window to front. Ceiling light and radiator.

## Bathroom

6'5" x 6'5"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; walk in twin shower cubicle with glass partition, low flush WC and pedestal wash hand basin. Carpet flooring, chrome towel heater and ceiling light.

## Kitchen

12'3" x 9'10"

UPVC double glazed window to rear. UPVC door to rear providing access to rear garden. Range of wall and base units with complementary worktops above. Freestanding gas cooker with fitted extractor above. Stainless steel sink unit with mixer tap above. Wood effect vinyl flooring and ceiling light.

## Front Exterior

Established front lawn with shrubs. Driveway to side with gated access to rear garden.

## Rear Exterior

Detached single garage with up and over door. Lawn and concrete patio area.

## Further Information

Tenure - Freehold

EPC Rating - D

Council Tax Band - C - Wyre Borough Council

Gas Central Heating

Double Glazed Throughout

