



01947 601301



78 WARD STREET,
MOORSHOLM

4 BED END OF TERRACE HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Substantial End of Terrace House with Views
- Formerly 2 Cottages knocked into 1 Larger House
- 1,650 sq ft of Accommodation over 2 Floors
- Spacious Lounge with Patio Doors with Views
- Dining Room and adjoining Sitting Room
- Modern Kitchen with Shaker-Style Cabinets & Integrated Appliances
- Separate Utility Room & Downstairs Shower Room
- 4 Double Bedrooms & Upstairs Bathroom
- Oil Central Heating & Double-Glazing Throughout
- Rear Garden with Patio & Rural Views

Type: **END OF TERRACE HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

Reception Rooms: **3**

Parking: **ON ROAD PARKING**

Outside Space: **GARDEN, YARD**

Tenure: **FREEHOLD**

01947 601301

www.hopeandbraimstateagents.co.uk



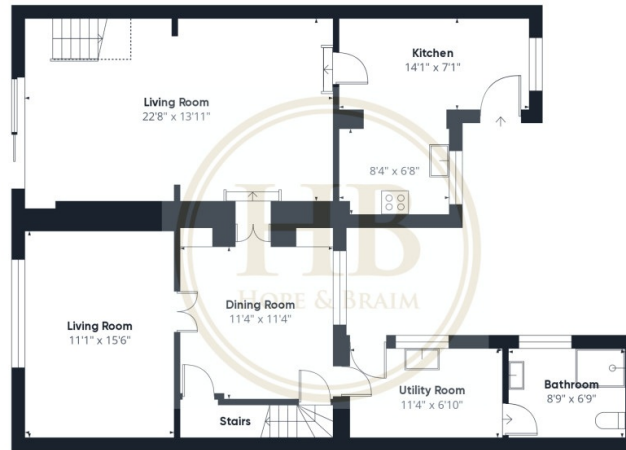
78 WARD STREET, MOORSHOLM- 4 bed End of Terrace House -£295,000



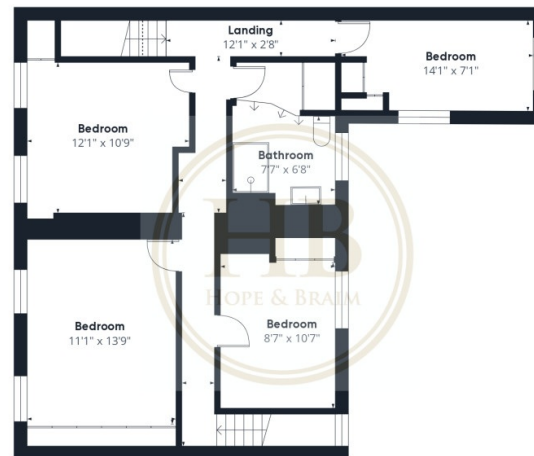
Hope & Braim are delighted to present 78 Ward Street in Moorsholm to the market. This substantial end of terrace house is tucked behind the High Street and borders farmland to the rear so, it enjoys open views to the West. The property was formerly two adjoining cottages dating from the late 1800's that have been converted into one larger dwelling that is much larger than your average terrace. The house still retains two staircases so it could be possible to convert it back to two separate cottages if desired. There are three reception rooms comprising a spacious lounge that has a fireplace and patio doors out to the rear garden, a formal dining room with glazed doors through to a sitting room that shares the same stunning views. Off the lounge is an L-shaped kitchen that has shaker-style cabinets with integrated appliances including countertop height ovens and induction hob. On the other side of the house is the old kitchen that is now re-purposed as a utility room and has an adjoining downstairs shower room with WC. Upstairs there are four double bedrooms and a second bathroom that has a three-piece shower suite and built-in storage. There is also a large loft space with a Velux window. The property has been very well-maintained and benefits from having oil central heating, with the oil tank located in the front yard, and double-glazed windows throughout. Outside there is a front yard, and to the rear is a private garden with a patio that boasts rural views, ideal for alfresco entertaining whilst watching the sunsets.



78 WARD STREET, MOORSHOLM- 4 bed End of Terrace House -£295,000



Floor 0



Floor 1



Approximate total area⁽¹⁾

1657.44 ft²

Reduced headroom

17.08 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

