

Balmforth

Estate Agents, Valuers & Letting Agents



3 St Laurence View

Ridgewell, CO9 4FA

£320,000



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Entrance hall

3'11" x 5'6" (1.2 x 1.7)

Access from front, cloakroom and living area

Cloakroom

5'6" x 3'3" (1.7 x 1)

Two piece suite, obscured window

Kitchen

7'2" x 7'2" (2.2 x 2.2)

Immaculate kitchen with integrated appliances of Bosch induction hob, Bosch oven, Bosch integrated microwave, fridge/freezer, dishwasher. Double glazed window to front aspect. Access to cupboard with plumbed in washing machine

Living area

13'9" x 15'5" (4.2 x 4.7)

Open plan from kitchen, double glazed French double doors to rear aspect, radiator,

Bedroom one

13'5" x 9'2" (4.1 x 2.8)

Double glazed window to front aspect, built in mirrored wardrobes, radiator

Bedroom two

15'5" x 9'6" (4.7 x 2.9)

Double glazed window to rear aspect, access to cupboard with water cylinder, radiator

Bathroom

8'2" x 6'6", 3'3" (2.5 x 2,1)

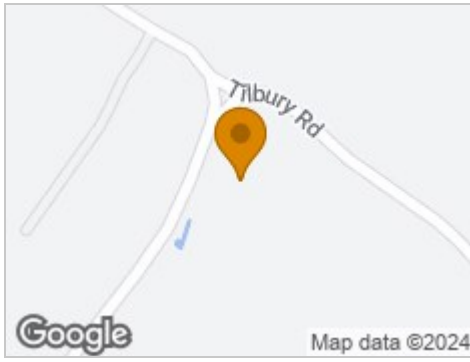
Immaculate three piece suite including panelled bath with mixer tap, hand basin and WC. Splashback tiles, Obscured window, Radiator.

Outside

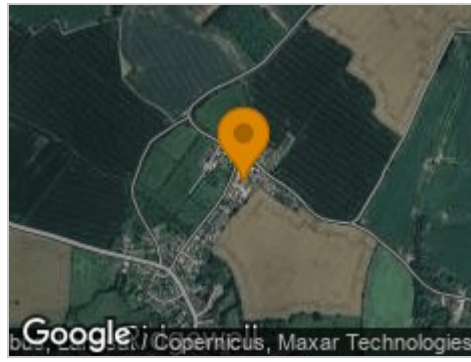
Two allocated block pavement parking spaces, additional guest parking, shrubs to the front. Patio area to the side with storage shed, access to the front. The generous rear garden of decking area, mature shrubs and plants, fully enclosed. The Air source heat pump is located.



Road Map



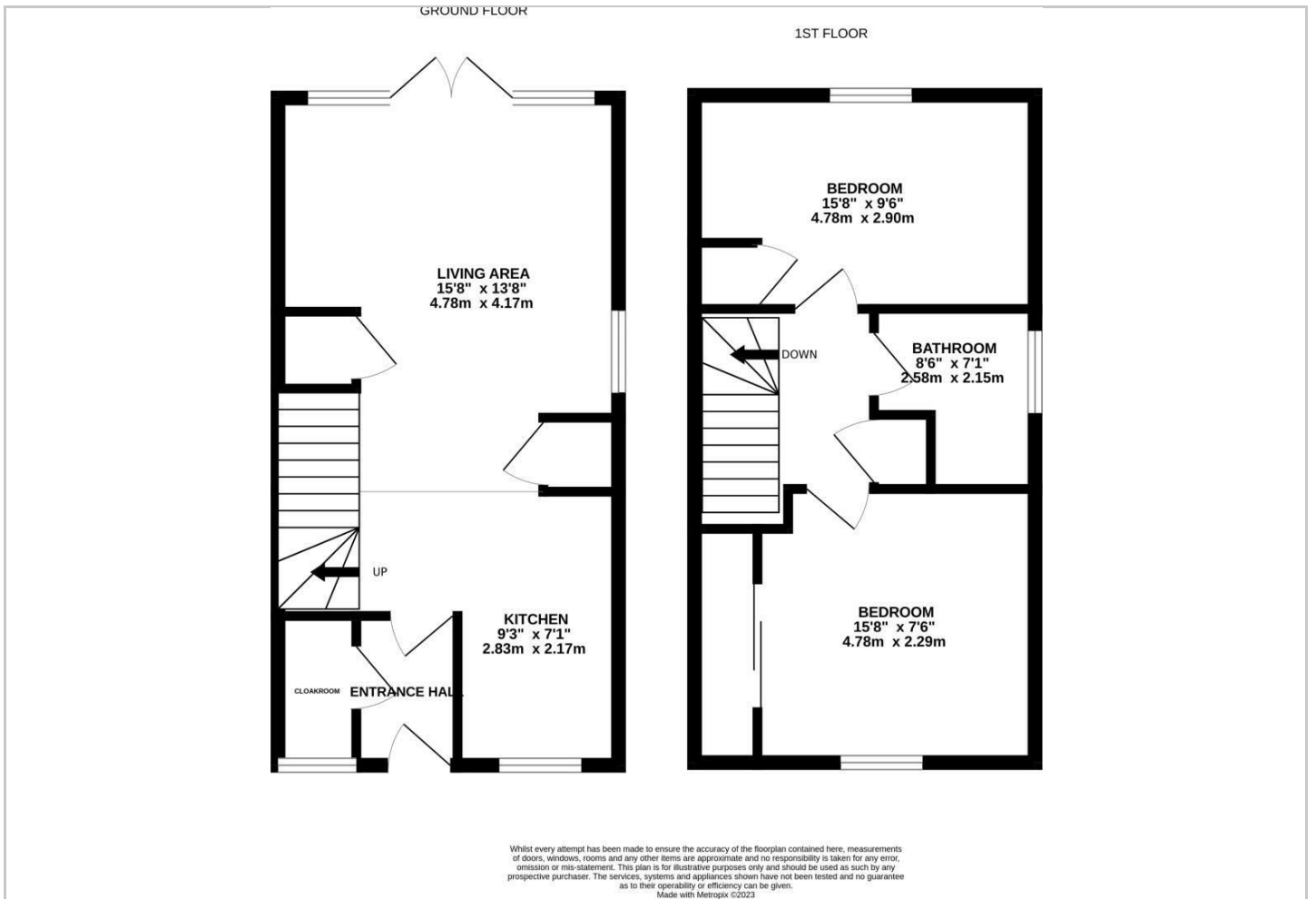
Hybrid Map



Terrain Map



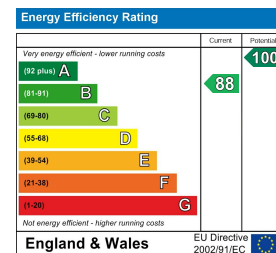
Floor Plan



Viewing

Please contact our office on 01440 707976 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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