

balmforth

Estate & Letting Agents



71 Farmerie Road

Hundon, CO10 8HA

Asking Price £380,000



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ENTRANCE HALLWAY

Radiator. Door to

WC

Obscure window to rear aspect. Fitted with a wash hand basin. Low level WC and door to

UTILITY ROOM

7'9 max x 6'8 (2.36m max x 2.03m)

Recently installed with UPVC door to rear garden. Space and plumbing for washing machine. Fire door leading into the front half of the garage. Utility room housing walk in shower unit with Triton shower over. Vinyl flooring.

SITTING ROOM

16'9 x 13'6 max (5.11m x 4.11m max)

Feature fire place with cast iron multi fuel burner. French doors leading out into the garden. Open plan to

DINING AREA

10'2 x 8'10 (3.10m x 2.69m)

Radiator. UPVC door leading into the small conservatory.

KITCHEN

11'11 x 8'10 (3.63m x 2.69m)

UPVC double glazed window to side aspect. Recently refitted with a range of matching base and wall units with wooden work surfaces over. Space and plumbing for washing machine. Integrated dishwasher. Space for fridge freezer. Electric oven and hob. Sink and drainer with mixer tap over. Inset spot lighting.

CONSERVATORY

UPVC door leading out into the garden.

BEDROOM ONE

11'11 x 10'3 (3.63m x 3.12m)

UPVC double glazed window to front aspect. Radiator.

BEDROOM TWO

12' x 9'10 max (3.66m x 3.00m max)

UPVC double glazed window to front aspect. Radiator.

BEDROOM THREE

9'11 x 8'10 (3.02m x 2.69m)

UPVC double glazed window to side aspect. Radiator.

SHOWER ROOM

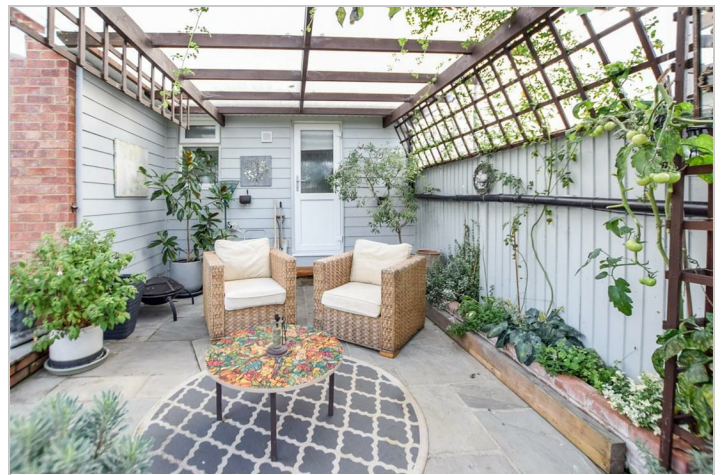
Obscure double glazed window to side aspect. Recently refitted with a three piece suite comprising double shower cubicle, vanity wash hand basin, low level WC, heated towel rail. Door leading into the airing cupboard.

OUTSIDE

The property has a wonderful rear garden which is unoverlooked and enjoys views over the allotment to the rear. There is a covered, secluded seating area, ideal for outside entertaining with a generous paved patio area with pathway leading to allotments. The rear garden has been well maintained with an array of shrub and plant borders. Side gated access leads to the front garden, which is mainly laid to lawn with block paved driveway providing off road parking for several vehicles.

GARAGE

The integrated garage has been partly converted to the rear to enjoy the utility area, the remainder of the garage is used for storage with electric garage door, power and light connected.



Road Map



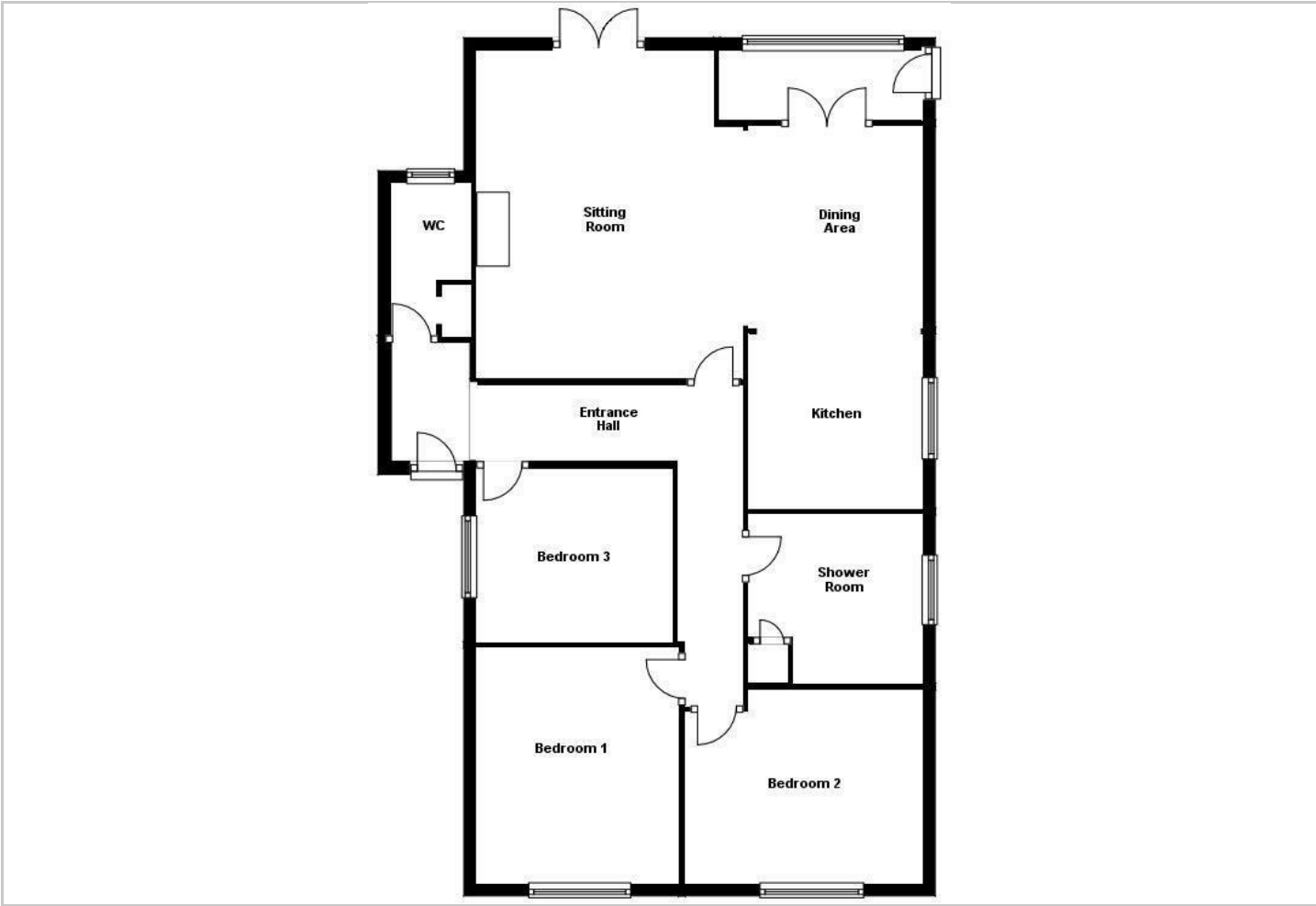
Hybrid Map



Terrain Map



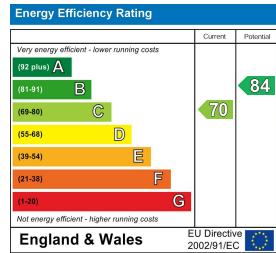
Floor Plan



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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