

HoldenCopley

PREPARE TO BE MOVED

Harrogate Street, Netherfield, Nottinghamshire NG4 2FS

Offers In The Region Of £260,000

Harrogate Street, Netherfield, Nottinghamshire NG4 2FS



WELL-PRESENTED THROUGHOUT...

This beautifully renovated three-bedroom semi-detached Victorian house is a stunning family home, located in a quiet cul-de-sac. With new flooring and a full redecoration throughout, this home has been thoughtfully modernised, making it move-in ready and perfect for any family buyer. Situated close to local amenities, retail parks, schools, and excellent transport links. Upon entering, the ground floor features a welcoming entrance hall leading to two spacious reception rooms, a fitted galley-style kitchen and connects to a separate utility room. A W/C and a conservatory with underfloor heating complete the ground floor, creating a cosy and versatile space with views of the garden. Upstairs, the first floor boasts two double bedrooms, a single bedroom, and a four-piece bathroom suite. The exterior of the property benefits from a driveway leading to a garage at the front and a private, enclosed rear garden. The garden is beautifully maintained, featuring a lush lawn, a block-paved patio area ideal for outdoor dining, and a handy shed for storage.

MUST BE VIEWED





- Semi-Detached Victorian House
- Three Bedrooms
- Two Reception Rooms With Two Open Fireplaces
- Fitted Kitchen With Separate Utility
- Ground Floor W/C
- Conservatory Featuring Underfloor Heating
- Four-Piece Bathroom Suite
- Driveway & Garage
- Well-Maintained Garden
- Close To Local Amenities





GROUND FLOOR

Entrance Hall

12'11" x 3'1" (3.95m x 0.96m)

The entrance hall and porch has Minton tiled flooring, a dado rail, coving to the ceiling, a decorative ceiling arch, carpeted stairs, a column radiator, and a composite door providing access into the accommodation.

Living Room

12'1" x 14'10" (3.70m x 4.53m)

The living room has a UPVC double-glazed bay window to the front elevation, solid oak flooring, coving to the ceiling, a ceiling rose, a column radiator, a recessed chimney breast with a multi-fuel burner, wooden mantelpiece and tiled hearth, a TV point, a dado rail, and open access into the dining room.

Dining Room

12'5" x 12'10" (3.80m x 3.92m)

The dining room has solid oak flooring, coving to the ceiling, recessed spotlights, a dado rail, a ceiling rose, a column radiator, a cast-iron open fireplace with a wooden mantelpiece, tiled hearth, an in-built cupboard, and double French doors opening out to the rear garden.

Kitchen

8'10" x 9'11" (2.71m x 3.03m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, a cooker with a gas hob and extractor fan, an integrated dishwasher, space for a fridge freezer, tiled splashback, tiled flooring, coving to the ceiling, recessed spotlights, a UPVC double-glazed window to the side elevation, and open access into the utility room.

Utility Room

8'10" x 6'4" (2.71m x 1.94m)

The utility room has fitted base and wall units with worktops, tiled splashback, a wall-mounted BAXI boiler, space and plumbing for a washing machine, tiled flooring, and a single UPVC door providing access to the garden.

W/C

2'4" x 3'7" (0.72m x 1.11m)

This space has a low level dual flush W/C, a wash basin, tiled flooring, a radiator, and coving to the ceiling.

Conservatory

7'10" x 11'5" (2.40m x 3.48m)

The conservatory has a vaulted glass ceiling, laminate flooring with underfloor heating, a range of windows to the side and rear elevation, and double doors opening out to the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, coving to the ceiling, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

15'8" x 11'10" (4.80m x 3.63m)

The main bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, two column radiators, a ceiling rose, and coving to the ceiling.

Bedroom Two

12'9" x 9'11" (3.90m x 3.04m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and coving to the ceiling.

Bedroom Three

9'10" x 5'8" (3.00m x 1.75m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, and a radiator.

Bathroom

8'8" x 6'3" (2.66m x 1.92m)

The bathroom has a low level flush W/C, a wash basin, a panelled bath, a shower enclosure, fully tiled walls, laminate flooring, a chrome heated towel rail, coving to the ceiling, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with access into the garage.

Garage

12'0" x 24'8" (3.67m x 7.52m)

Rear

To the rear of the property is a private enclosed garden with a block-paved patio area, a lawn, various trees and plants, a shed, courtesy lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G & 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - High risk for surface water / medium for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

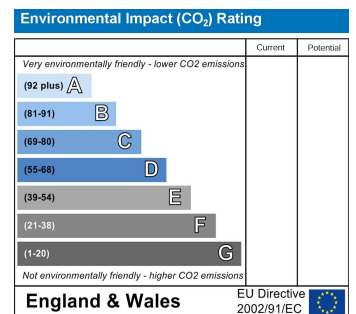
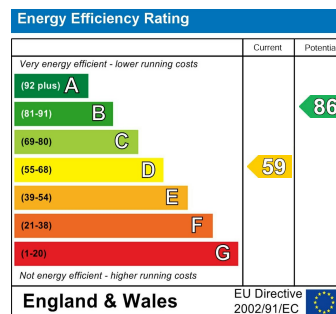
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Harrogate Street, Netherfield, Nottinghamshire NG4 2FS

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.