



51 Baker Avenue, Gringley-On-  
The-Hill, DN10 4FQ



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# £325,000

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Nestled in a quiet cul-de-sac in a semi-rural location, this modern four-bedroom family home offers practical and spacious living. The ground floor features a bright Kitchen/Diner with integrated appliances, a separate Utility Room, a generous Lounge with French doors to the garden, and a downstairs WC. Upstairs, the Master Bedroom boasts integrated storage and a private En-suite shower room. Complete with a private, enclosed rear garden with patio and lawn, a driveway, and a detached garage, this property is ideal for family life.





## Entrance Hallway

Features a UPVC front door with double-glazed glass and matching sidelight, a single panel radiator, and convenient under-stairs storage.

## Downstairs WC

Includes a single panel radiator, a double-glazed obscured glass window to the front, a wash hand basin on a pedestal with a mixer tap, and a dual-flush WC.



## Kitchen Diner 5.66m x 3.28m (18'7" x 10'10")

A bright and welcoming space with double-glazed windows to the front and right aspects. It features floor and wall-mounted cupboards, a bowl-and-a-quarter sink with a mixer tap and drainer, two single panel radiators, and a TV point. Integrated appliances include a fridge/freezer, a double oven, a four-ring gas hob, and an extractor hood.

## Utility Room

Practical space housing the Ideal Combi boiler in a wall-mounted cupboard. Includes a sink with a mixer tap and drainer, plumbing and space for a freestanding washing machine and tumble dryer, and a single panel radiator. A UPVC door with double-glazed glass provides access to the rear garden.



## Lounge 5.65m x 4.26m (18'6" x 14'0")

A spacious living area featuring a single panel radiator, a double panel radiator, a TV point, a double-glazed window to the front aspect, and French doors leading to a small patio area in the rear garden.

## Bedroom One 2.91m x 4.32m (9'6" x 14'2")

Features a double-glazed window to the front aspect, a single panel radiator, a TV point, and integrated floor-to-ceiling height storage.

## En-suite 1.56m x 2.58m (5'1" x 8'6")

Fitted with a wall-mounted heated towel rail, a walk-in shower with wall-mounted controls and showerhead, a dual-flush WC, and a sink set on a vanity unit with a mixer tap. A double-glazed obscured glass window faces the front aspect.

## Bedroom Two 2.97m x 4.29m (9'8" x 14'1")

Includes a double-glazed window to the front aspect, a single panel radiator, and a storage cupboard.

## Bedroom Three 2.69m x 3.34m (8'10" x 11'0")

Features a double-glazed window to the left aspect and a single panel radiator.





### Bedroom Four 2.68m x 2.2m (8'10" x 7'2")

Features a double-glazed window to the right aspect and a single panel radiator.

### Bathroom 1.79m x 2.11m (5'11" x 6'11")

Includes a double-glazed obscured glass window to the rear aspect, a single panel radiator, a dual-flush WC, a wash hand basin on a pedestal with a mixer tap, and a single panel bath with a mixer tap and showerhead attachment.

### Gardens and Grounds

Rear Garden: Private and enclosed, featuring a small patio area leading to a lawn garden. Offers side access to the driveway and detached garage.

Front of Property: A driveway provides off-road parking and leads to the single garage, with additional side access to the rear garden.



### Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars

do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

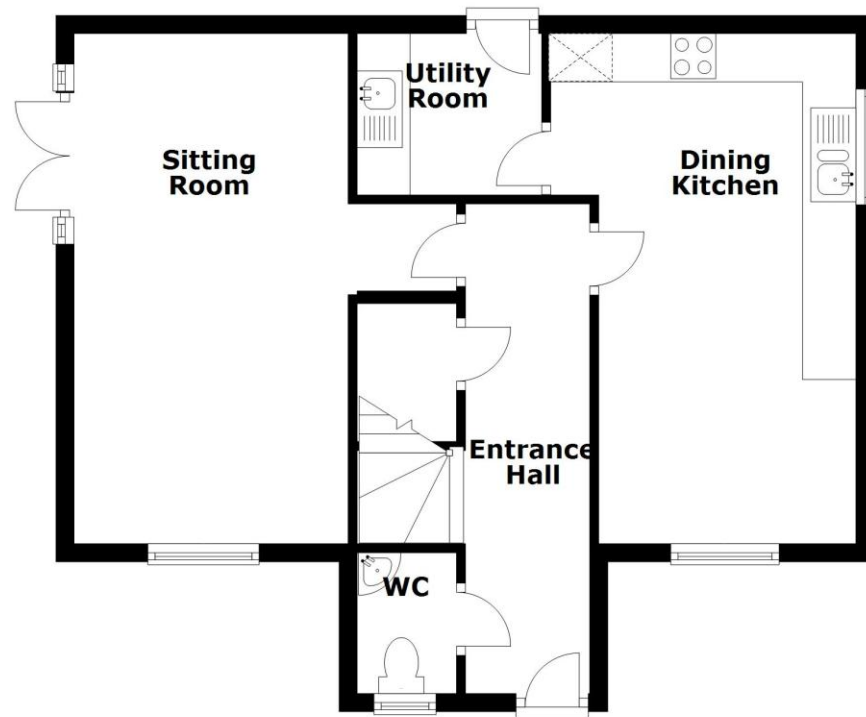
## Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



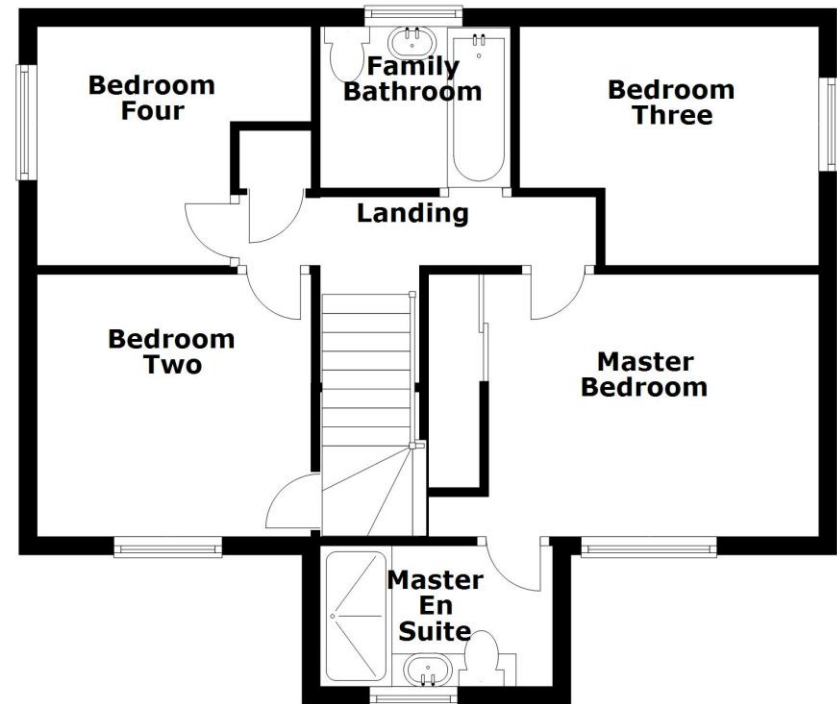
## Ground Floor

Approx. 53.2 sq. metres (572.9 sq. feet)

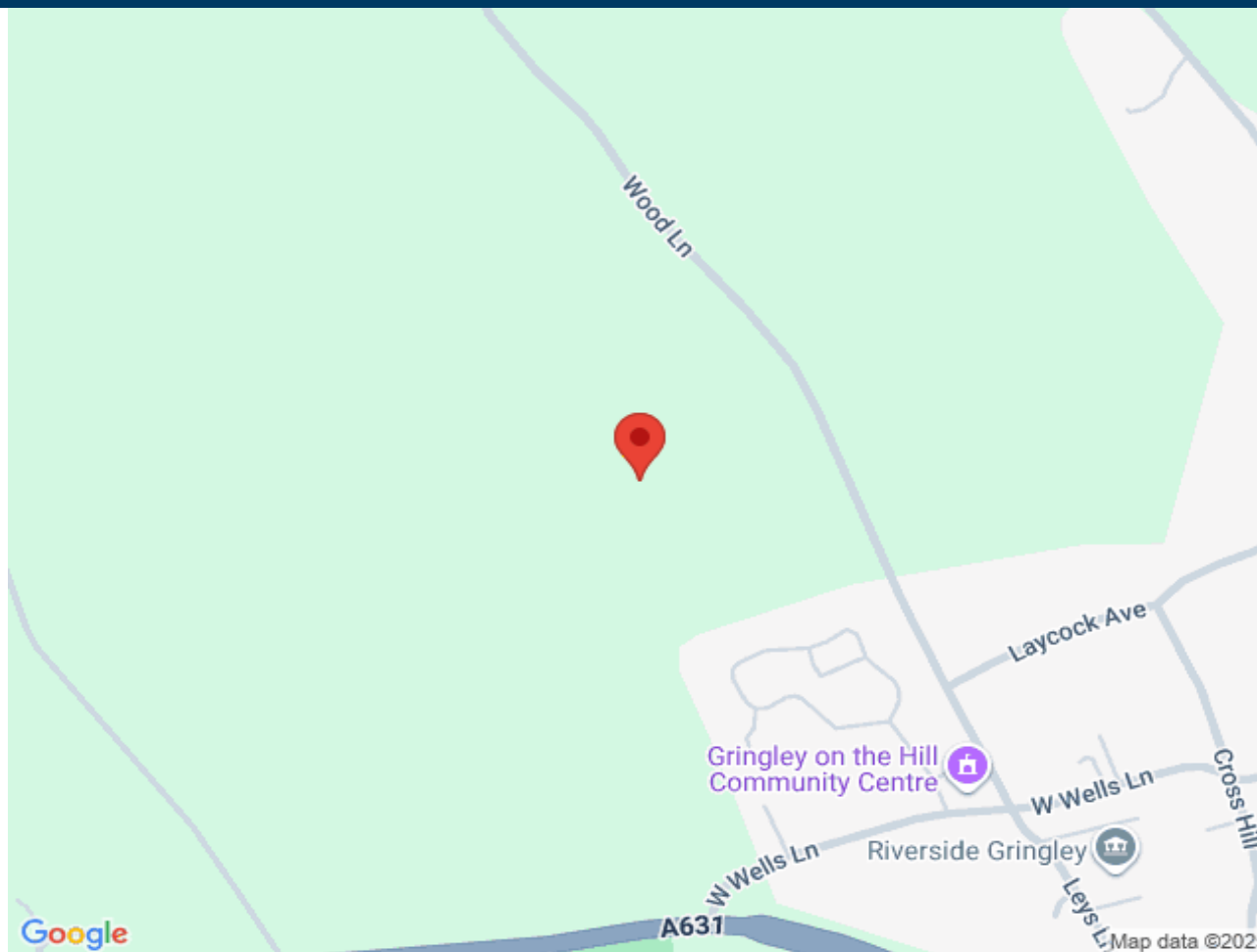


## First Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



Total area: approx. 106.4 sq. metres (1145.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		