

Ashpool Fold,

welcome to

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Occupying a lovely cul de sac position is this impressive three bedroom semi detached property which would ideally suit a young family. The property has great access to all the local amenities and Schools which Woodhouse has to offer as well as good access to Sheffield Parkway. Viewings advised!

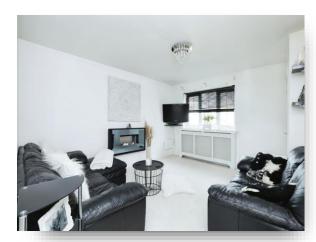












Hallway

Having an entrance door, radiator and laminate flooring.

Wc

Having a wc and wash hand basin. Front facing double glazed window.

Living Room

13' 5" x 11' 9" (4.09m x 3.58m)

Front facing double glazed window and radiator.

Dining Room

10' 8" x 7' 4" (3.25m x 2.24m)

Double glazed French doors leads to the rear garden, radiator and laminate. Understairs cupboard. An opening leads to the kitchen.

Kitchen

10' 8" x 7' 4" (3.25m x 2.24m)

Having a range of wall and base units, inset sink with rolled edge work surfaces. Gas hob with extractor and electric oven. Integrated fridge, freezer, washing machine, dishwasher and dryer. Rear facing double glazed window.

Landing Bedroom One

12' 9" x 8' 4" (3.89m x 2.54m)

Two front facing double glazed windows, radiator and fitted wardrobes.

Bedroom Two

10' 9" x 8' 2" (3.28m x 2.49m)

Rear facing double glazed window and radiator.

Bedroom Three

7' 5" x 7' (2.26m x 2.13m)

Rear facing double glazed window and radiator.

Bathroom

A suite comprising bath with shower above, wc and wash hand basin. Partial tiling to the walls, heated towel rail and side facing double glazed window.

Gardens

To the rear of the property is a lawned garden and patio.

Drive

There is a drive to the front of the property.





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- Lovely cul de sac position
- Three bedrooms
- Dining Room with French doors
- Enclosed rear garden
- Good access to local amenities

Tenure: Leasehold EPC Rating: C

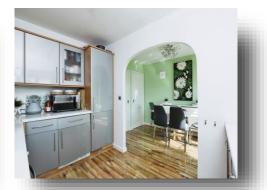
Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 May 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK113641



Property Ref: CPK113641 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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