



Ashpool Fold,

welcome to

Ashpool Fold,

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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welcome to Ashpool Fold,

- 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

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Property Ref:
CPK113641 - 0003

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