



**Halcyon Close,**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

**Halcyon Close,**

This 3-bed semi-detached home offers a living room, dining room, kitchen, utility, WC, porch, family bathroom, garage, and garden. Located in Hackenthorpe, it's close to schools, shops, and transport. Spacious, practical, and ideal for family living.



### **Porch**

Having an entrance porch.

### **Hall**

Having a radiator and built in cupboard. Stairs lead to the first floor accommodation.

### **Lounge**

18' x 11' 1" ( 5.49m x 3.38m )

Rear facing double glazed patio door leading to the rear garden, radiator and front facing double glazed window.

### **Dining Room**

14' 6" x 9' 4" ( 4.42m x 2.84m )

Having patio doors leading to the rear garden and two radiators. Understairs cupboard.

### **Kitchen**

11' 11" x 8' 3" ( 3.63m x 2.51m )

Having wall and base units, inset sink and work surfaces. Cooker position, front facing double glazed window and radiator. Door to porch / utility room.

### **Porch/Utility Room**

Having a side entrance porch. Side and front facing window. Access to kitchen, sink and plumbing for washing machine.

### **Wc**

Having a wc and wash hand basin. Side and rear facing windows.

### **Landing**

Rear facing double glazed window and loft access can be obtained.

### **Bedroom One**

18' 2" x 10' 9" ( 5.54m x 3.28m )

Front and rear facing double glazed windows and radiator.

### **Bedroom Two**

11' 5" x 10' 4" ( 3.48m x 3.15m )

Front facing double glazed window and radiator.

### **Bedroom Three**

11' 4" x 7' 1" ( 3.45m x 2.16m )

Rear facing double glazed window and radiator.

### **Bathroom**

A suite comprising bath with mixer tap attachment, wc and wash hand basin. Radiator and front facing double glazed window.

### **Gardens**

There are lawned gardens to the front side and rear of the property.

### **Drive & Garage**

A drive leads to the garage, which has a useful outhouse attached.

### **Agents Note 1**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

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## welcome to Halcyon Close,

- Semi detached property
- Three bedrooms
- No chain
- Drive & Garage
- Good access to Supertram Links

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

# £210,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CPK114393 - 0004

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