

Halcyon Close,

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

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

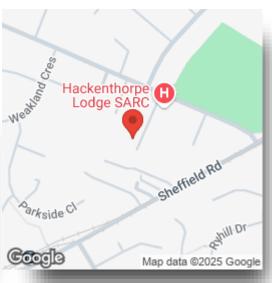
# £210,000



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