



Nanny Lane | Church Fenton | LS24 9RL

£240,000

Three bedroom extended end terrace | Council Tax Band B | EPC Rating D

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FAR REACHING VIEWS TO FRONT & REAR * DESIRABLE LOCATION * RARE OPPORTUNITY * NO CHAIN.

Set on this sought after lane with beautiful views to both front and rear. Having a two storey extension to the rear a garden and a single garage. The property briefly comprises; a front entrance porch to the hall, lounge, kitchen/diner, side entrance hall and shower room to the ground floor level. The first floor has three well appointed bedrooms with fitted wardrobes and far reaching views from both aspects. Demand is expected to be high for this rare opportunity.

Ground Floor

Porch

PVCu double-glazed entrance door, windows either side and a radiator. Double-glazed door to the hall.

Hall

Stairs to the first floor and a door to the lounge.

Lounge 3.63m x 3.58m (11'11" x 11'9")

PVCu double-glazed window to the front aspect with a radiator beneath, fireplace with an electric fire and a bi-fold door to the kitchen/diner.

Kitchen/Diner 4.72m x 3.58m (15'6" x 11'9")

Having a range of wall and base units with complementary work surfaces and splashback tiling. Integrated double oven, gas hob, concealed extractor, fridge and freezer, plumbing for a washing machine and a one and half bowl sink and drainer. Radiator, PVCu double-glazed window to the rear aspect and a door to the side entrance hall.

Entrance Hall

PVCu double-glazed entrance door, folding door to a store and doors to the kitchen/diner and the shower room.

Shower Room

Fully tiled walls, a large double shower enclosure, vanity housed wash hand basin and low flush WC. PVCu double-glazed frosted window, radiator and an extractor fan.

First Floor

Landing

PVCu double-glazed window to the side aspect, loft hatch, coving to the ceiling and doors to rooms.

Bedroom 3.05m x 3.68m (10'0" x 12'1")

PVCu double-glazed window to the front aspect with far reaching views over fields, radiator, coving to the ceiling and fitted wardrobes.

Bedroom 4.98m x 2.56m (16'4" x 8'5")

Fitted wardrobe, cupboard housing the boiler, coving to the ceiling, radiator and a PVCu double-glazed window with far reaching views.

Bedroom 2.62m x 2.95m (8'7" x 9'8")

PVCu double-glazed window to the rear aspect with far reaching views, radiator, coving to the ceiling and a fitted wardrobe.

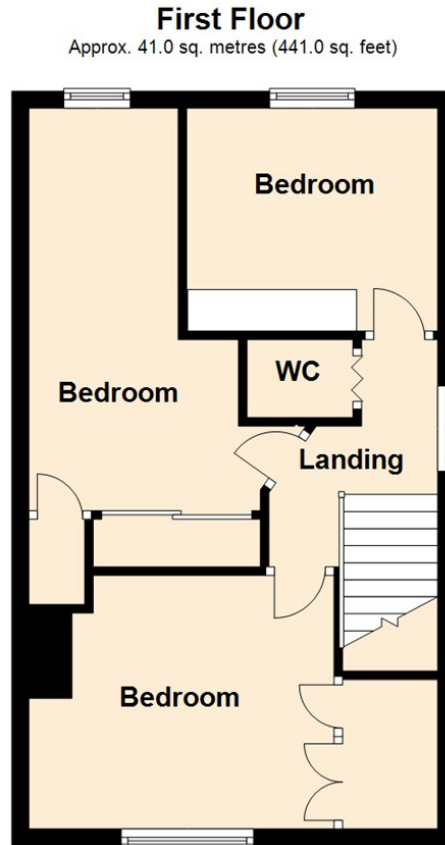
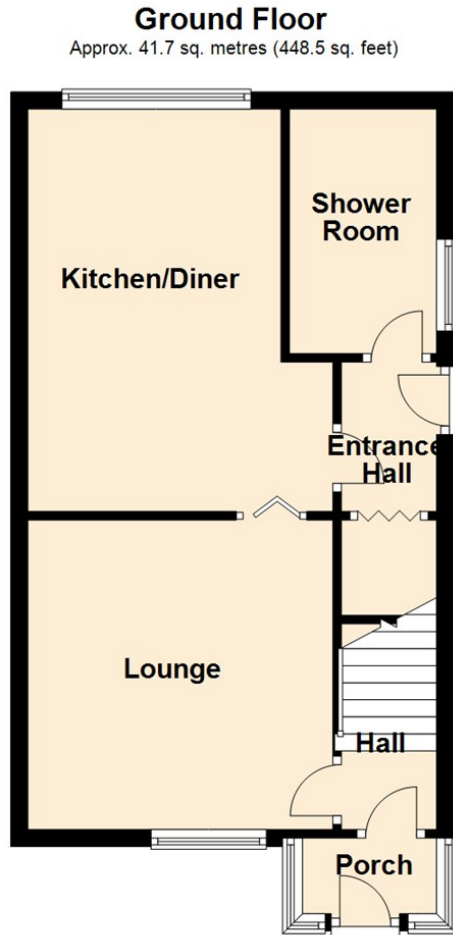
WC

Low flush WC with 'Saniflow.'

Exterior

To the front there is a small buffer garden with plants. To the side is gravelled shared access which leads onto the single garage at the rear. The rear garden is pebbled with a flagged patio and a further garden behind the garage which tapers to a point.





Total area: approx. 82.6 sq. metres (889.5 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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