



nick tart

19 Penn Road, Gospel End, DY3 4AG



Approximate total area⁽¹⁾
 2191.18 ft²
 203.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



“PENNOVER” 19 Penn Road, Gospel End

- Entrance hall
- Downstairs WC
- Lounge
- Sitting room
- Dining room
- 5 bedrooms
- Bathroom + Ensuite
- EPC: D57

The accommodation in further detail comprises...

Entrance hall has double-glazed window with attractive glass to the side, X3 radiators, understairs storage cupboard, staircase rising to the first floor and doors to...

Cloak room has double-glazed window to the front and side respectively with obscure glass, radiator, wood effect flooring, WC, wash hand basin with mixer tap and vanity unit under and a heated towel rail.

Approached by single-glazed double-doors the **sitting room** has wood effect flooring and sliding double-glazed patio doors leading outside.

Lounge has feature fireplace with gas fire, radiator, double-glazed window to the rear, internal single-glazed double doors leading to the **sitting room**.

Dining room has wood effect flooring, radiator and double-glazed window to the fore and a serving hatch to the...

Kitchen has a matching range of wall and base level units with work surfaces over, integrated fridge freezer, integrated dishwasher, built in oven, separate electric hob with extractor fan over, tile effect flooring, double-glazed window to the rear and an internal door leads to the...

Sun-room has a storage area, plumbing for washing machine, tiled flooring and is of brick and UPVC construction.

Landing has storage cupboard housing the hot water cylinder, radiator, hatch to roof space, double-glazed window to the fore with doors to...

Master bedroom has a range of fitted wardrobes with matching dressing table, radiator and double-glazed window to the rear.

En-suite has a shower cubicle, WC, wash hand basin with mixer tap and vanity unit under, tiled flooring, fully tiled walls and double-glazed window with obscure glass to the fore.

Bedroom has fitted wardrobes, radiator and double-glazed window to the rear.

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Bedroom has double-glazed window to the fore and radiator.

House bathroom has a suite comprising of curved panel bath with shower head over, WC, wash hand basin with mixer tap and vanity unit under, radiator, fully tiled walls and double-glazed window with obscure glass to the fore.

To the **front of the property** is a blockpaved driveway surrounded by pleasant flower and shrub borders. To the **rear** is a paved patio area with steps leading down to a well-maintained lawn.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band G (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale)

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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