



188 York Road, Harlescott, Shrewsbury, Shropshire, SY1 3QH

£220,000

Offering great scope, this 3 bed semi detached house enjoys fantastic living space with an exceptionally spacious extended ground floor footprint. Accommodation Includes: Entrance Hall, Large Living Room, Study, Impressive Kitchen/Dining Room, Shower Room, Garage (Currently Divided Into 2 Areas). Upstairs Are 2 Double Bedrooms, A Good Sized Third Bedroom And Bathroom. GCH, DG, Private Garden.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Canopied storm porch, double glazed entrance door.

Entrance Hall

Radiator, double glazed side window, staircase leads to First Floor Landing.

Living Room 21' 7" x 13' 2" (6.57m x 4.01m)

A generous room with ornamental fire surround with hearth, walk in double glazed bay window to the front, door to

Study 11' 7" x 8' 11" (3.53m x 2.72m)

Tiled flooring, wall mounted gas fired central heating boiler, double glazed side window, folding doors lead to

Kitchen/Dining Room 14' 2" x 18' 7" max 12' min (4.31m x 5.66m/3.65m)

Another lovely spacious area. Dining Area has radiator, double glazed French doors with side windows leading onto rear garden. The Kitchen is fitted with units to 3 wall areas with laminated worktops, inset sink unit, integrated electric double oven, 4 ring gas hob with splash back and filter hood over. Door to Garage.

Shower Room

Fitted with 3 piece suite providing shower cubicle, wash basin and WC, radiator, extractor, tiled flooring.

Garage

Presently with dividing wall separating large store with door to Utility Area with window and door to rear garden.

First Floor Landing

Double glazed side window, access to loft with double glazed skylight.

Bedroom 1 12' 9" x 10' 3" (3.88m x 3.12m)

Radiator, double glazed window to the front.

Bedroom 2 11' 10" x 8' 7" (3.60m x 2.61m)

Radiator, double glazed window overlooking garden and adjoining field, built in wardrobe/store cupboard.

Bedroom 3 8' 11" x 8' 1" (2.72m x 2.46m)

Radiator, double glazed window to the front.

Bathroom

Fitted with white 3 piece suite including bath with mixer tap and shower attachment, wash basin, WC, fully tiled walls, radiator, double glazed side windows.

Outside - Front

The property is approached over a driveway. The front garden is laid to lawn with hedging to the fore.

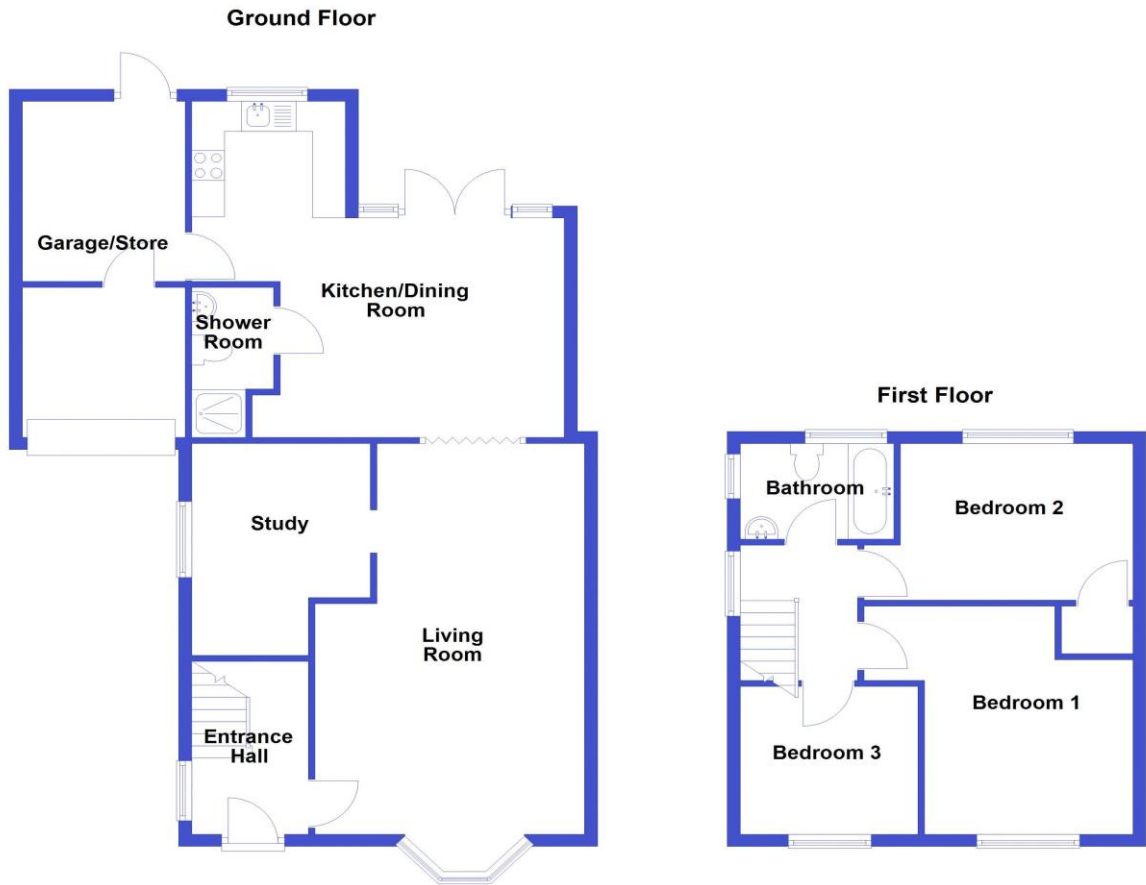
Rear Garden

Approached onto a split level patio with lawn beyond and further patio. External lighting and tap. The garden is enclosed by fencing.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

158 York Road SANDHURST S11 3QH	Energy rating C	Valid until 18 September 2034
		Certificate number 9591-3042-1201-1494-0200

Property type	Semi-detached house
Total floor area	125 square metres

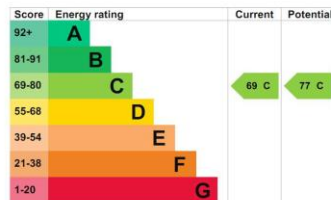
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/understanding-private-rented-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/understanding-private-rented-property-minimum-energy-efficiency-standards>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



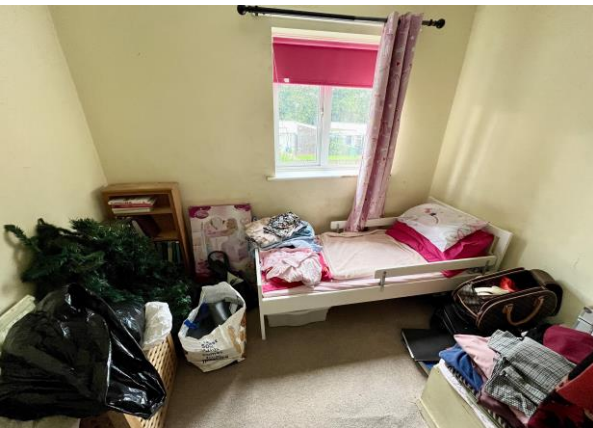
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage