

Linden Road, West Cornforth, DL17 9NR  
3 Bed - House - Semi-Detached  
£105,000

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We are delighted to offer to the market this well presented semi detached house with three bedrooms, situated pleasantly within the highly sought after, family orientated location of Linden Road, West Cornforth. This well proportioned residence offers ample space for the family & has been a loving home for many years. With easy access to all of the local amenities offered in & around the immediate area & within excellent commuting distance to both the A1(M) & the A19; the property also benefits from gas central heating & double glazing. In brief, this deceptively spacious home comprises: welcoming entrance hallway with stairs to the first floor, a lovely sized lounge (measuring 15ft approximately) which has French doors to a conservatory with access to rear, separate dining room with bow window to front elevation, kitchen with a range of fitted wall & base units & access through to a side lobby/utility area. The first floor landing boasts three good sized bedrooms; two of which are doubles & a family bathroom with four piece suite. Externally, the property enjoys an excellent sized, enclosed garden to the rear with paved patio & lawn areas, garden shed & useful summerhouse whilst to the front there is a further lawned garden accompanied by a tremendous sized driveway providing ample off road parking. We highly recommend thorough internal viewing in order to fully appreciate the style, layout & space of this lovely home for sale.

Council Tax Band A

#### **ENTRANCE HALLWAY**

#### **DINING ROOM**

11'5 x 8'7 (3.48m x 2.62m)

#### **LOUNGE**

15'6 x 11'6 (4.72m x 3.51m)

#### **CONSERVATORY**

12'2 x 9'11 (3.71m x 3.02m)

#### **KITCHEN**

11'5 x 8'4 (3.48m x 2.54m)

#### **UTILITY / OUTHOUSE AREA**

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

12'6 x 11'5 (3.81m x 3.48m)

#### **BEDROOM TWO**

11'5 x 11'5 (3.48m x 3.48m)

#### **BEDROOM THREE**

8'6 x 7'10 (2.59m x 2.39m)

#### **FAMILY BATHROOM**

8'6 x 7'10 (2.59m x 2.39m)

#### **EXTERNALLY**



# OUR SERVICES

Mortgage Advice

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Property Auctions

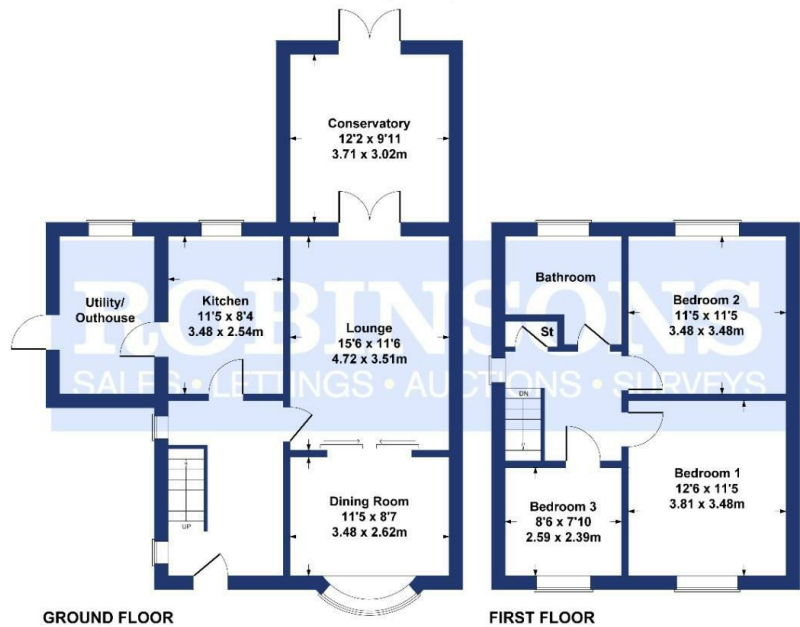
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Linden Close, West Cornforth, DL17 9NR

Approximate Gross Internal Area  
1249 sq ft - 116 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A |                         |           |
| 105-91                                      | B |                         |           |
| 89-85                                       | C |                         |           |
| 65-84                                       | D |                         |           |
| 49-64                                       | E |                         |           |
| 35-49                                       | F |                         |           |
| 13-35                                       | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A |                         |           |
| 101-91  | B |                         |           |
| 89-80   | C |                         |           |
| 65-84   | D |                         |           |
| 49-64   | E |                         |           |
| 35-49   | F |                         |           |
| 13-35   | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

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