



16 Cuthbert Road, West Cornforth, DL 17 9LY

£89,950

Viewing is well recommended for this much improved three bedroomed semi detached house which benefits from gas central heating is double glazed and occupies a particularly pleasant location close to local amenities. the property comprises an entrance hall, lounge/dinning room, fitted kitchen with built in cooking appliances, sliding door wardrobes to master bedroom and modern white bathroom suite. outside are lawned gardens to front and rear.

Ground Floor

Entrance Hall

Has composite entrance door, laminate flooring, storage cupboard and stairs leading to the first floor.

Lounge 19'8" x 10'9" (5.99 x 3.28)



Has laminate flooring, central heating radiator, coved ceiling and UPVC patio doors leading out onto rear garden.

Kitchen 7'7" x 10'3" (2.31 x 3.12)



Has range of fitted wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, built under electric oven with gas hob, stainless steel extractor canopy, tiled splash backs, ceiling spotlights, tiled floor, combination gas boiler and composite entrance door.

First Floor Landing

Has loft access.

Bedroom 1 11'0" x 10'0" (3.35 x 3.05)



Has sliding wardrobes and central heating radiator.

Bedroom 2 9'0" x 9'9" (2.74 x 2.97)



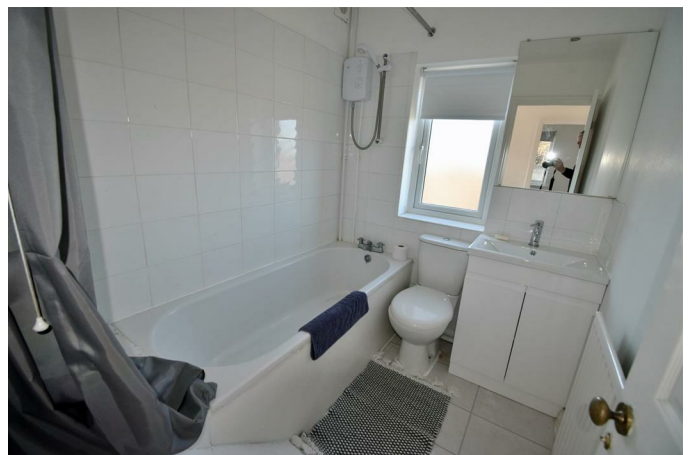
Has storage cupboard and central heating radiator.

Bedroom 3 7'4" x 6'11" (2.24 x 2.11)



Has central heating radiator.

Bathroom



Has white suite comprising: panel bath with electric shower, wash basin in vanity unit, WC, central heating radiator, part tiled walls, tiled floor and ceiling spotlights.

Exterior



Has lawned garden to both front and rear and brick built storage shed

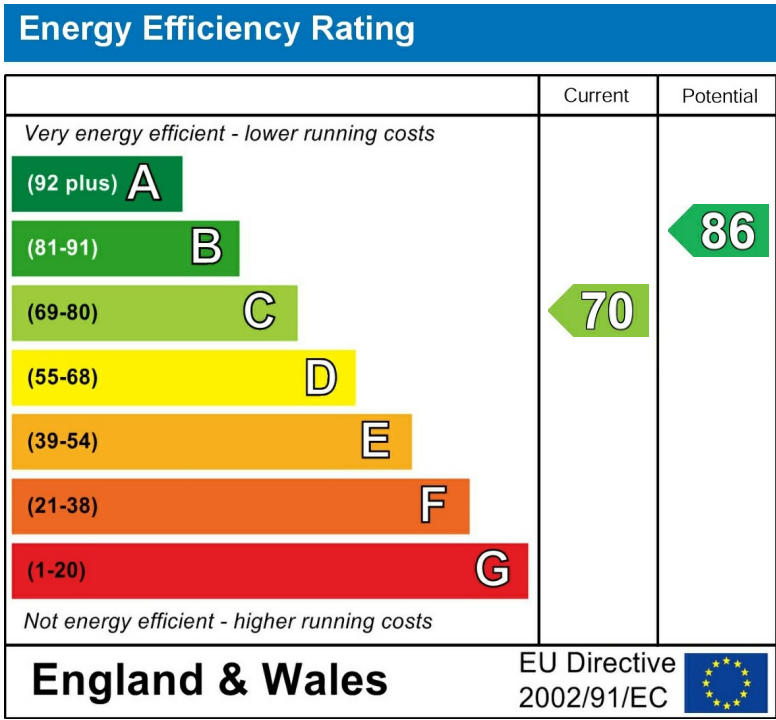
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Area Map



Energy Efficiency Graph



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