



3 The Garth

Hensall
DN14 0RW

Offers in the region of
£240,000



- DETACHED BUNGALOW ON LARGER THAN AVERAGE PLOT
- THREE BEDROOMS
- SPACIOUS ACCOMMODATION THROUGHOUT
- MODERN SHOWER ROOM
- CONSERVATORY
- SOLAR PANELS
- CUL DE SAC LOCATION
- LARGE GARAGE
- NO CHAIN
- EPC B





Nestled in the charming village of Hensall, this delightful detached bungalow offers a perfect blend of comfort and convenience. Boasting spacious accommodation throughout, this property is ideal for families or those seeking a peaceful retreat. The bungalow is set on a larger than average plot, providing ample outdoor space for gardening, entertaining, or simply enjoying the tranquillity of village life. Inside the modern shower room adds a touch of contemporary style and each room flows seamlessly into the next, creating an inviting atmosphere that is perfect for relaxation or hosting guests. The location of this property is particularly advantageous, as it is situated close to the motorway network, making commuting and travel exceptionally convenient. Whether you are heading to nearby towns or exploring the wider region, you will find that accessibility is a key feature of this home.

UPVC entrance door leading into:-

Entrance Hall

A spacious entrance hall with doors off. There is also access to the roof space via a loft ladder which has been part boarded out. Storage cupboard and radiator. Door to:

Living Room

6.44m x 3.48m (21'2" x 11'5")

A good sized reception room with a bay window to the front elevation. Having a fireplace housing an electric fire. Two radiators and a door into:-

Conservatory

3.78m x 3.23m (12'4" x 10'7")

Having three windows to the rear elevation and two to the side. A central heating radiator and french doors leading into the rear garden.

Kitchen

4.31m x 3.38m (14'1" x 11'1")

Having a range of cottage style base and wall units. Complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit. Integrated electric oven with gas hob and extractor over. Plumbing for a washing machine. Space for a fridge freezer as well as a table and chairs. Wall mounted gas combi boiler. With a window to the rear elevation and a door into the rear garden.

Bedroom 1

4.28m max x 2.87m (14'0" max x 9'4")

Having a window to the side elevation and a radiator.

Bedroom 2

3.47m x 3.25m (11'5" x 10'8")

Having a window to the rear elevation and a radiator.

Bedroom 3

3.38m max x 2.48m (11'1" max x 8'1")

Having a window to the rear elevation and a radiator.



Shower Room

2.85m x 1.87m (9'4" x 6'1")

Being fully tiled and having a large walk in shower, wc and wash hand basin. With two windows to the front elevation and a radiator.

Garage

5.42m x 5.14m (17'9" x 16'10")

A double garage with an electric door and window to the side elevation.

Outside

The property stands on a larger than average plot with gardens to two sides plus a hardstanding area to the front. The rear garden has well established gardens along with a paved patio and summerhouse.

Utilities

Mains Electric

Mains Gas

Mains Water (not metered)

Mains Sewerage

Broadband FTTP (Ultrafast)

Mobile 4G

Note

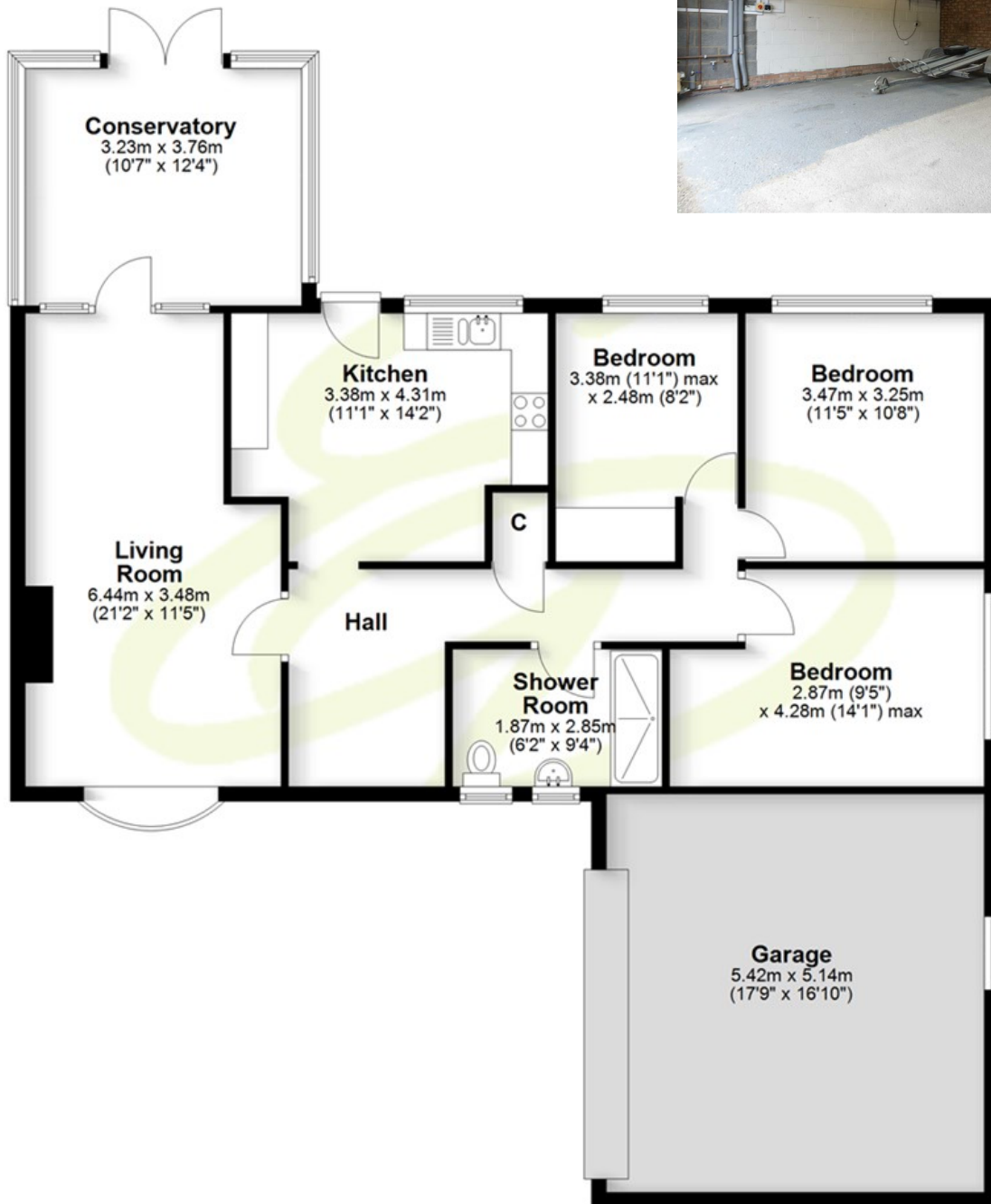
The property also benefits from solar panels which are owned outright.

Owners of 1, 2 and 3 The Garth have to pay a third of the maintenance costs of the driveway into The Garth and also contribute towards the maintenance of the flower bed.



Ground Floor

Approx. 110.7 sq. metres (1191.1 sq. feet)



Total area: approx. 110.7 sq. metres (1191.1 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	88
EU Directive 2002/91/EC		

T: 01757 293620

E: eproperty@elmhirstparker.com

W: epestategents.com

13 Finkle Street Selby
North Yorkshire
YO8 4DT



Find us on.. **rightmove**

