



LEA GREEN DRIVE, WESTBY FY4 5FX

ASKING PRICE £159,000

- IMMACULATELY PRESENTED AND READY TO MOVE INTO TERRACED FAMILY HOME IN SOUGHT AFTER

 RECENTLY DEVELOPED QUIET RESIDENTIAL LOCATION OFFERED WITH NO CHAIN INVOLVED

 * TWO BEDROOMS MODERN FAMILY BATHROOM AND DINING KITCHEN BRIGHT AND AIRY LOUNGE DOWNSTAIRS WC
- WITHIN EASY REACH OF LOCAL SCHOOLS AND MOTORWAY ACCESS
- SPACIOUS REAR GARDEN TWO ALLOCATED PARKING SPACES EPC RATING: B

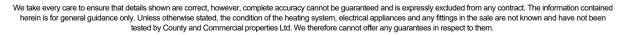














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Entrance gained via composite which leads into;

Entrance Vestibule

Stairs to first floor, radiator, fuse box, cupboard housing the electric meter, door leads into;

Lounge

13'11 x 9'1

UPVC double glazed windows to the front, radiator, small inbuilt cupboard, telephone point, coving, door leads into:

Kitchen

12'7 x 10'

UPVC double glazed windows to the rear, UPVC door with double glazed inserts leading out into the garden, contemporary fitted kitchen comprising of: range of wall and base units, laminate work surfaces, stainless steel sink and drainer, four ring gas hob with overhead Other Details illuminated extractor hood, integrated 'Electrolux' electric oven, plumbed for a washing machine, space for fridge freezer and dining set, cupboard housing combi boiler, grey wood effect laminate flooring, door leads into:

Downstairs WC

4'9 x 3'1

Two piece white suite comprising of: pedestal wash hand basin and WC, radiator, grey wood effect laminate flooring.

First Floor Landing

Loft hatch, doors lead into the following rooms;

Bedroom One

12'7 x 8'9

UPVC double glazed windows to the rear, radiator, telephone point.



Bathroom

6' x 6'

Three piece white suite comprising of: pedestal wash hand basin, WC and bath with overhead mains powered shower, radiator, extractor fan, part tiled walls, wall mounted mirror fronted cabinet, grey wood effect laminate flooring.

Bedroom Two

12'7 at widest point x 8'9

UPVC double glazed windows to the front, radiator, inbuilt cupboard providing plentiful storage space.

Outside

Large enclosed sunny rear garden mainly laid to lawn with flagged pathway to the side for ease of maintenance, gated access to bin storage area, outside water tap.

Tenure: Freehold

Council Tax Band: B (£1,766.00 per annum)





