



11 Anteforth View, Gilling West, DL10 5JH
£900



11 Anteforth View, Gilling West, DL10 5JH

****VIEWING SESSION NOW CLOSED****AMAZING VIEWS, a Lovely, Light-Filled & Well-Presented Home - SITTING ROOM, DINING AREA & KITCHEN, UTILITY, WASHROOM/WC & storage area; 3 decent BEDROOMS & BATH/SHOWER ROOM. Side & Rear GARDENS overlooking Gilling Beck & the Countryside beyond, off-street Parking for 3 cars (potentially 4) - Retreat to Peace & Quiet with no passing traffic.

ENTRANCE RECEPTION

Wood door leading into entrance reception with stairs to first floor, central heating radiator, UPV window to side, Oak door to a large under stairs storage cupboard and Oak door to lounge.

LOUNGE 4.051 into alcove x 4.051 (13'3" into alcove x 13'3")

UPVC window to front, two central heating radiators, useful alcoves cupboards for storage. The main focal point to this room is the Ingle nook recess fireplace with Oak mantle, flagged hearth and a wood burner. TV point,

DINING ROOM 3.020 x 2.594 (9'10" x 8'6")

UPVC French doors to rear flagged sun terrace, central heating radiator and door to kitchen.

KITCHEN 3.329 x 3.007 (10'11" x 9'10")

One and half sink unit fed by mixer tap, fitted with base, drawer and wall units with block wood work top surfaces. Brick tiling to splash areas, electric cooker point, extractor hood, UPV window to rear and side, laminated floor, void for fridge/freezer, double radiator and Oak door to utility area.

UTILITY AREA

Wood door to front, feature tiled floor, block wood worktop unit with base unit, plumbing for automatic washer, WORCESTER BOILER, central heating radiator, wooden door to sun terrace and internal doors to cloaks/w.c and storage area.

CLOAKS/W.C

Low level w,c, hand basin, tiling to splash areas and UPVC window to side.

STORAGE AREA

Power, light, central heating radiator and UPVC window to rear.

FIRST FLOOR LANDING

UPVC window to side, loft hatch and doors to bedrooms and family bathroom/w.c.

BEDROOM 1 4.043 x 3.522 into alcove (13'3" x 11'6" into alcove)

UPVC window to front, central heating radiator and alcoves with fitted wardrobes.

BEDROOM 2 3.387 x 3.014 (11'1" x 9'10")

UPVC window to rear enjoying amazing farmland views, central heating radiator and built in single cupboard.

BEDROOM 3 2.433 x 2.034 (7'11" x 6'8")

UPVC window to front, central heating radiator, laminated floor and built in single cupboard.

BATHROOM / W.C

Panelled bath with above shower, shower screen, low level w.c, hand basin, laminated floor, UPVC window to rear. Built in cupboard housing cylinder tank.

EXTERNALLY

The property sits on an extensive corner plot having hard standing area for parking of several cars with triangular lawned area and a variety of shrub beds. To the side is a flagged and gravelled area, fence and gate leads to the wrap around extensive side, rear and beck garden. Timber shed, wood chip swing area. Lawned garden with feature sun terrace which is accessed from the dining room.

There is beck side seating area which enjoys the stunning farmland and countryside views. There is also a further vegetable plot.



£900

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales

EU Directive
2002/91/EC



