



LexAllan

local knowledge exceptional service

55 Stour Hill, Quarry Bank, DY5 2AT

**** SUPERB OPPORTUNITY FOR FIRST TIME BUYERS ****

This charming semi detached family home nestled in the heart of Quarry Bank offers superb amenities & transport links located right on your doorstep. Stour Hill offers spacious accommodation throughout & is ideal for those looking to make that step onto the property ladder. In brief the property comprises; entrance hall, lounge, kitchen/diner, two bedrooms & modern shower room. To the rear is a private tiered garden along with off road parking to the front & garage. Call today to arrange your viewing!

Approach

Block paved driveway to front providing off road parking for multiple vehicles.

Hall

Door off to the lounge, stairs rise to first floor, central heated radiator, Herringbone flooring through.

Lounge

11'11" x 10'11" (3.65 x 3.33)

Centred Log Burner, Herringbone flooring though, double glazed window to front, central heated radiator, under stair storage.

Kitchen/Diner

14'5" x 9'11" (4.41 x 3.03)

Variety of wall & base units, electric oven, four ring gas hob, sink and drainer, double glazed window to rear, door off to the rear garden, central heated radiator.

Landing

Doors off to all first floor accommodation, double glazed window to side, loft access, airing cupboard.



Bedroom 1

11'10" x 10'11" (3.62 x 3.35)

Double glazed window to front, central heated radiator, storage cupboard off.

Bedroom 2

10'7" x 6'6" (3.24 x 2.00)

Double glazed window to rear, central heated radiator.

Shower Room

Shower, wash hand basin, w.c, double glazed window to rear, chrome heated towel rail.

Garage

18'3" x 13'6" (5.57 x 4.13)

Up and over door to front, power & lighting throughout, plumbing for washing machine.

Rear Garden

A private & peaceful garden that offers various usable tiers including patio, lawns, mature beds & further patio to the bottom.

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity First you will receive a referral fee from them. If you will pay the fee to them. The fee will be £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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