

AN EXTENDED LARGE 3 BEDROOM DETACHED HOUSE SET IN THIS HIGHLY SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND WITH EASY ACCESS IN TO THE CITY CENTRE. The property provides extremely spacious living accommodation with the benefit of gas central heating and double glazing and comprises entrance hall, cloaks/w.c., large L' shaped lounge/dining room, garden room, good sized breakfast kitchen, landing, 3 double sized bedrooms all with built-in wardrobes/storage and a family bathroom/w.c. To the outside is a front garden with driveway leading to a brick double garage and a lawned rear garden.

Entrance Hallway

Lounge/Diner

27'7" x 21'7" (8.43m x 6.58m)

Breakfast Kitchen

14'0" x 11'1" (4.29m x 3.38m)

Garden Room

10'11" x 10'7" (3.35m x 3.25m)

Cloakroom

Bedroom 1

15'1" x 10'11" (4.62m x 3.35m)

Bedroom 2

12'9" x 11'3" (3.89m x 3.43m)

Bedroom 3

12'4" x 10'7" (3.76m x 3.25m)

Bathroom

11'3" x 8'2" (3.45m x 2.5)

Garage

16'9" x 16'9" (5.11m x 5.11m)



















FLOOR PLAN Count Play (Stand Play (Stand Play) Approx. (Stand Play (Stand Reference Stand Play (S

Garage 16'9" plus recess x 16'9" plus recess 5.11m plus recess x 5.11m plus recess

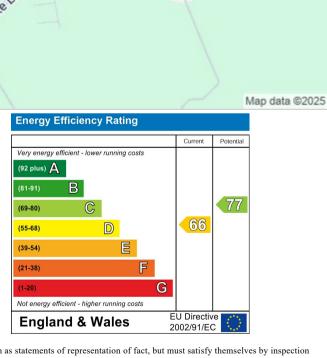
TOTAL FLOOR AREA: 1792 sq.ft. (166.5 sq.m.) approx.

Whilst sevy attempt has been made to sense the accusp or the floorpain consistent here, measurements of doors, windows, rooms and any other terms are approximate and no reappossibility is basen for any error, orisission or mis-statement. This plan is to elisticative proposes only and should be used as such by any roopective purchaser. The services, systems and applicances shown have not been tested and no guarante as to break made and the services of the services.

Breakfast Kitchen 14'1" x 11'1" 4.29m x 3.38m

EPC

Coogle



Greengales Ln

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.