

A LOVELY TWO BEDROOM FORECOURTED PERIOD TERRACE HOUSE WITH A LONG REAR COURTYARD GARDEN SET IN THIS POULAR LOCATION OFF TADCASTER ROAD. The property provides tastefully presented living accommodation with the benefit of double glazing and gas central heating and comprises large through lounge/dining room, good sized modern fitted kitchen, rear lobby, bathroom, first floor landing, two double sized bedrooms and a usable loft space with windows. To the outside is a front forecourt whilst to the rear is a long courtyard garden. An internal viewing of this lovely home is highly recommended.

# **Living Area**

12'0 x 11'7 (3.66m x 3.53m)

Entrance door, coving, window to front, brick fireplace, radiator, power points

# **Dining Area**

12'5 x 11'7 (3.78m x 3.53m)

Window to rear, coving, radiator, power points, stairs to first floor

#### **Kitchen**

6'8" x 8'7" (2.04 x 2.64)

Window to side, fitted units, wall mounted boiler, power points

## **Rear Lobby**

Door to courtyard

#### **Bathroom**

6'8" x 5'7" (2.04 x 1.71)

Opaque window to side, panelled bath with shower over, wash hand basin, low level WC, radiator

#### **First Floor Landing**

Doors to:

#### **Bedroom 1**

12'0 x 11'7 (3.66m x 3.53m)

Window to front, coving, dado rail, built in wardrobes, radiator, power points, radiator

















12'5 x 8'7 (3.78m x 2.62m )
Window to rear, built in wardrobe, radiator, power points

**Loft Space**Usable loft space with windows and carpeted flooring.

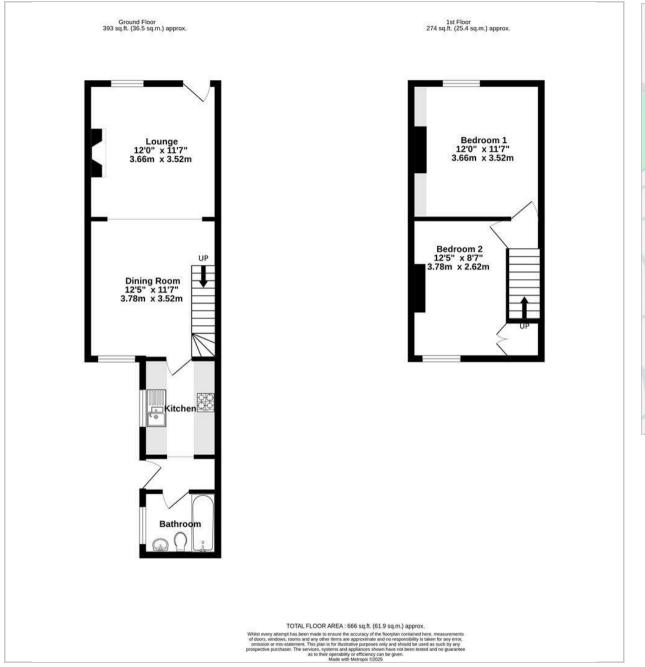
## Outside

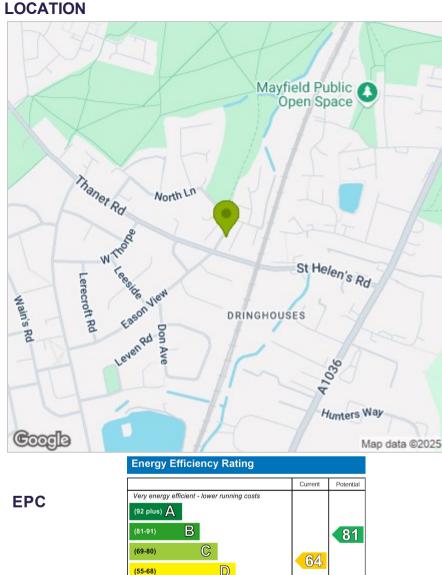
Front forecourt and a long, rear courtyard garden with brick store and gate to rear





# FLOOR PLAN L





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EU Directive

2002/91/EC

(39-54)

Not energy efficient - higher running costs

**England & Wales** 

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