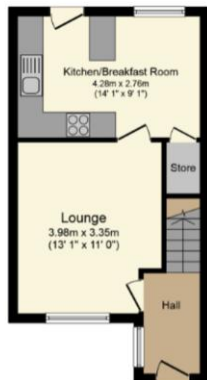
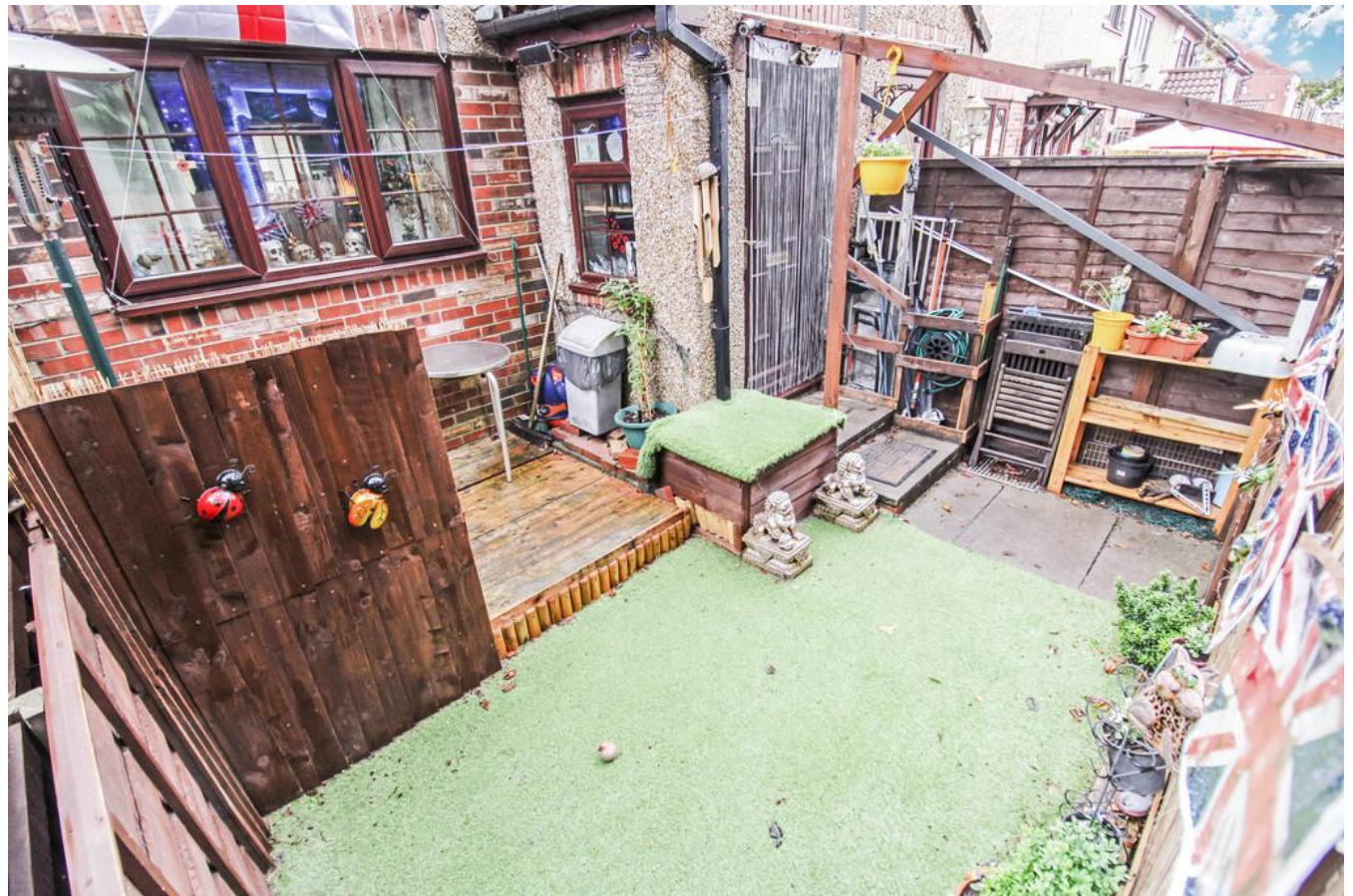






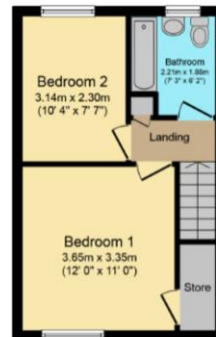
## FEATURES

- No Chain
- Mid Terrace Property
- Two Bedrooms
- Breakfast Kitchen
- Double Glazing
- Gas Central Heating
- On Street Parking
- Front Yard
- Strong Rental History
- Tenant In Situ



### Ground Floor

Floor area 32.0 sq. m. (344 sq. ft.)  
approx



### First Floor

Floor area 30.0 sq. m. (323 sq. ft.)  
approx

We are very pleased to offer for sale this spacious two bedroom mid terrace property which comes to the market with a Tenant in Situ, situated in a popular residential location close to local amenities including shops, schools and public transport links Inc M62 Motorway Connection & Castleton Railway Station.

The property benefits from double glazing and gas central heating with the accommodation briefly comprising of entrance hall with staircase leading to the first floor, lounge, breakfast kitchen, first floor landing, two bedrooms and three piece family bathroom.

Externally the property offers on street parking, front gated garden with paved pathway, wooden decking, artificial lawn and fenced boundaries.

The property is spacious and well presented throughout, internal viewings come highly recommended to fully appreciate the size, finish and position.

#### ENTRANCE HALL

7' 9" x 4' 0" (2.37m x 1.22m)

Side facing double glazed window and front facing double glazed entrance door, radiator, access to the lounge, staircase leading to the first floor.

#### LOUNGE

13' 0" x 10' 11" (3.98m x 3.35m)

Front facing double glazed window, radiator, neutral décor, wood effect laminate flooring, access to the breakfast kitchen.

#### BREAKFAST KITCHEN

9' 0" x 14' 0" (2.76m x 4.28m)

Rear facing double glazed window and door, radiator, fitted kitchen with a good selection of wall and base units, breakfast bar, sink & drainer, electric hob, extractor and oven, plumbed for automatic washing machine, space for a free standing fridge freezer, wall mounted boiler, under stair storage cupboard, wood effect laminate flooring.

#### FIRST FLOOR LANDING

2' 8" x 6' 2" (0.82m x 1.88m)

Storage cupboard, loft hatch.

#### BEDROOM ONE

11' 11" x 10' 11" (3.65m x 3.35m)

Front facing double glazed window, radiator, neutral décor, storage cupboard, double room.

#### BEDROOM TWO

10' 3" x 7' 6" (3.14m x 2.30m)

Rear facing double glazed window, radiator, neutral décor.

#### BATHROOM

7' 3" x 6' 2" (2.21m x 1.88m)

Rear facing double glazed frosted window, heated towel rail, three piece suite in white comprising WC, pedestal sink and panel bath, electric shower, part tiled walls.

#### EXTERNAL

Externally the property offers on street parking, front gated garden with paved pathway, wooden decking, artificial lawn and fenced boundaries.

#### REVILO INSIGHT

Tenure: Freehold

Title No: GM586216

Class Of Title: Absolute

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	61   D	
39-54	E		
21-38	F		

#### Important Notice:

These particulars are a guide and for illustration purposes only. Floor plans, layouts and positions are for indicative purposes only. Purchasers should refer to legal plans for details of the title to be transferred.

Dimensions should not be used for carpet sizes, appliance space or items of furniture. Kitchen, bathroom and storage layouts are shown for indicative purposes only – please refer to specifications of each property for full details.

Consequently, the particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or warranty.

**For further information, to arrange a viewing or for mortgage and insurance advice you can contact Revilo Homes & Mortgages directly on 01706 509237. One of our team will be more than happy to help.**



