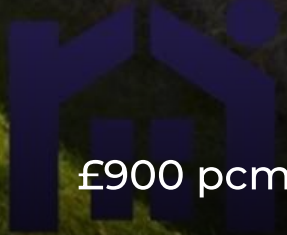HOME TRUTHS

Hazeldene, 46 Course Lane, Newburgh

WN8 7LA

£900 pcm

Two bedroom semi-detached property situated in the sought-after village location of Newburgh with access to all local amenities including shops and schools, with excellent access to transport links. Available to let immediately.

The property is set back from the road with large front garden laid to lawn and driveway leading to the front door. The ground floor comprises of spacious lounge with feature exposed brick inglenook fireplace with brick hearth and housing cast iron wood burning stove . The dining kitchen comprises a range of wall and base units with integrated electric oven and hob with extractor over, fridge, freezer and dishwasher. There is handy utility room with space for a washing machine and access to the understairs cupboard space.

To the first floor is a large double bedroom and a comfortable single. The modern three-piece bathroom comprises panelled bath with shower over, wc and wash hand basin.

The private rear sunny garden with patio area and lawn makes it the perfect place to relax or entertain. There is a greenhouse and wooden shed, with additional outbuildings with light and power.

The property can be let part furnished or unfurnished and is available now and requires a deposit of £1038 including a holding deposit of £205.

Council Tax Band: C

EPC Energy Efficiency Rating: D

- Delightful two bedroom property
- Extended breakfast kitchen
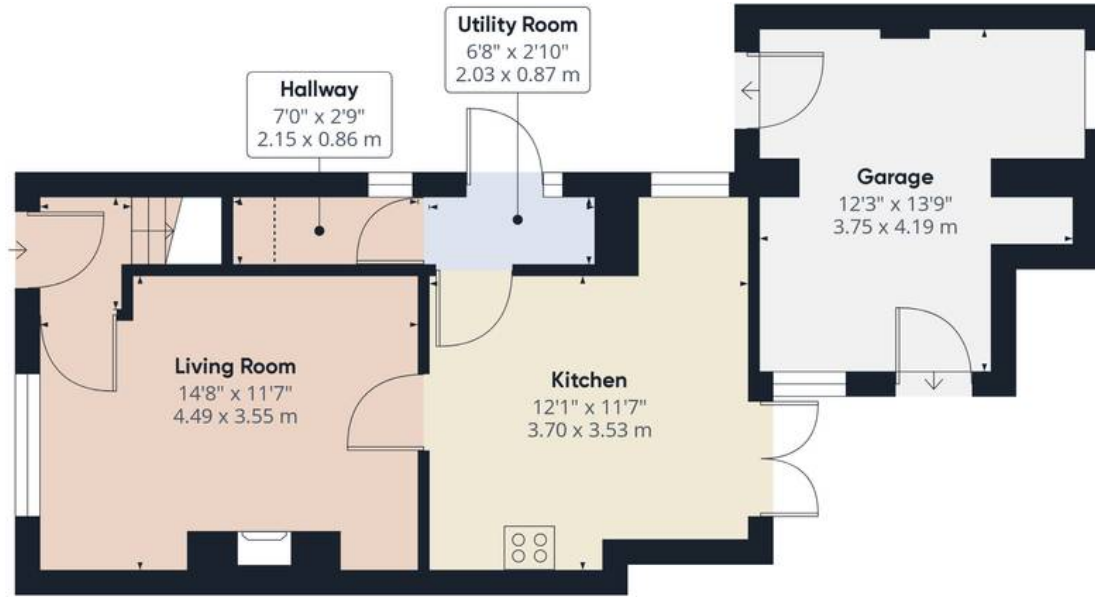- Garage
- Large garden
- Available now
- Village location

HOME TRUTHS

HOME TRUTHS

Utility Room
6'8" x 2'10"
2.03 x 0.87 m

Hallway
7'0" x 2'9"
2.15 x 0.86 m

Garage
12'3" x 13'9"
3.75 x 4.19 m

Living Room
14'8" x 11'7"
4.49 x 3.55 m

Kitchen
12'1" x 11'7"
3.70 x 3.53 m

Floor 1

Bathroom
7'0" x 7'1"
2.14 x 2.17 m

Bedroom One
11'4" x 11'9"
3.46 x 3.58 m

Bedroom Two
10'3" x 7'6"
3.12 x 2.29 m

Floor 2

Approximate total area [1]

820.64 ft²
76.24 m²

Reduced headroom

3.98 ft²
0.37 m²

(1) Excluding balconies and terraces

Reduced headroom

.... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360