



Highfield Road  
Kilburn Belper





### Property Description

Hall and Benson are delighted to offer to the market this two bed terrace property which is situated on Highfield Road in Kilburn. Offered to the market with no upward chain the property comprises: Living room & kitchen. To the first floor are two bedrooms and a bathroom suite. Externally the property is set back from the pavement with a walled front courtyard which leads to the front entrance door. To the rear is an enclosed garden which offers steps to a decking area, outside lighting, is laid to lawn and offers a shed with power. A viewing of this home is highly recommended in order to fully appreciate the accommodation on offer.

### Living Room

14' 3" recess x 10' 9" (4.34m recess x 3.28m)

Having both a front elevation double glazed window and a double glazed front door, it offers a coal fire place, a radiator and is finished with a fitted carpet.

### Kitchen

10' 8" x 9' 9" (3.25m x 2.97m)

Having both a rear elevation double glazed window and door leading to the rear garden. The kitchen is fitted with a range of wall and base units with work surface over and comprises: Stainless steel sink/drain unit, a radiator, space for a free standing cooker and space for a washing machine. It is finished with a laminate effect floor covering and splash back tiling.



## Bedroom

11' x 10' 10" recess (3.35m x 3.30m recess)

Having a front elevation double glazed window, a radiator and fitted carpet. It also offers a cupboard housing the boiler and shelving.

## Bedroom

9' 10" x 5' Plus recess to door (3.00m x 1.52m Plus recess to door)

Having a rear elevation double glazed window and radiator. The room offers access to the loft space and a built in cupboard.

## Bathroom

Having a rear elevation double glazed obscure glass window offering privacy, the bathroom comprises: W.C, wash hand basin and bath with shower over. It also offers a radiator, extractor fan and is finished with part tiled walls and splash back tiling.

## Outside

Externally the property is set back from the pavement with a walled front courtyard which leads to the front entrance door. To the rear is an enclosed garden which offers steps to a decking area, outside lighting, is laid to lawn and offers a shed with power.

















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [hallandbenson.co.uk/Property/BPR101564](http://hallandbenson.co.uk/Property/BPR101564)**



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