



8 Geston Road,  
Russells Hall, DY1 2HW

**Taylor's**

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## *LARGE & TREMENDOUSLY SPA- CIOUS, SEMI-DETACHED RESI- DENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Reception Hall
- Through Lounge with Dining Area - 11' 3" x 23' 5" (3.43m x 7.13m)
- Modern Kitchen - 11' 5" x 7' 10" (3.48m x 2.39m)
- FIRST FLOOR
  - Landing
  - Bedroom 1 - 10' 5" x 12' 5" (3.17m x 3.78m)
  - Bedroom 2 - 10' 8" x 9' 10" (3.25m x 2.99m)
  - Bedroom 3 - 7' 4" x 9' 4" (2.23m x 2.84m)
- Well Appointed House Bathroom - 7' 9" x 7' 5" (2.36m x 2.26m)
- OUTSIDE
- Lawned / Paved Frontage (No Dropped Kerb)
  - Large Rear Garden
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS



These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

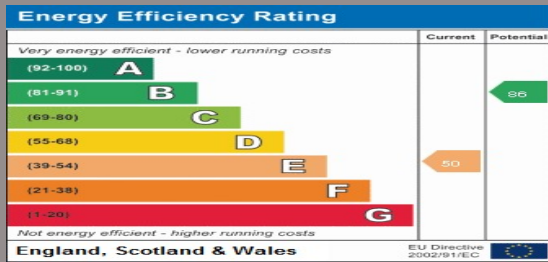
This ATTRACTIVELY PRESENTED & INCREDIBLY SPACIOUS, WELL PROPORTIONED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is PLEASANTLY SITUATED within the SOUGHT AFTER AREA of RUSSELLS HALL, which has RUSSELLS HALL HOSPITAL combined with a FANTASTIC RANGE of POPULAR SCHOOLING & AMENITIES close by and furthermore encompasses a MOST APPEALING & WELL ARRANGED layout of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING. This GOOD SIZED PROPERTY is nicely decorated throughout and combined with being for sale with NO UPWARD CHAIN, in brief comprises: Reception Hall, Extremely Spacious Through Lounge with Dining Area, Modern Well Fitted Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & Attractively Appointed White Suite Bathroom. An EARLY VIEWING is ESSENTIAL if to avoid disappointment and together with having PAVED / LAWNED FRONTAGE (no Dropped Kerb) & a Large Rear Garden, is PERFECTLY SUITED for FAMILIES or FIRST TIME BUYERS. Tenure: Freehold. EPC: E/Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & ultrafast broadband is available at this property.

BHS10049

MISREPRESENTATION ACT 1967

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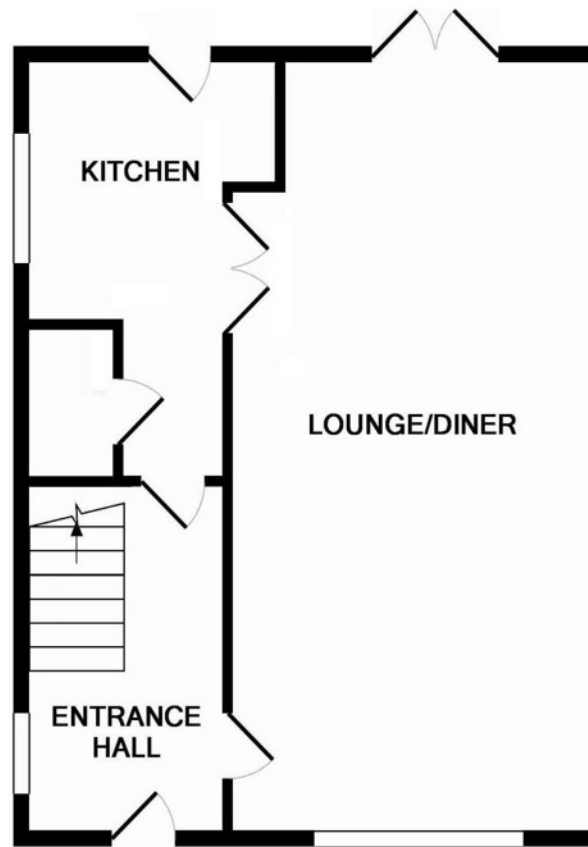
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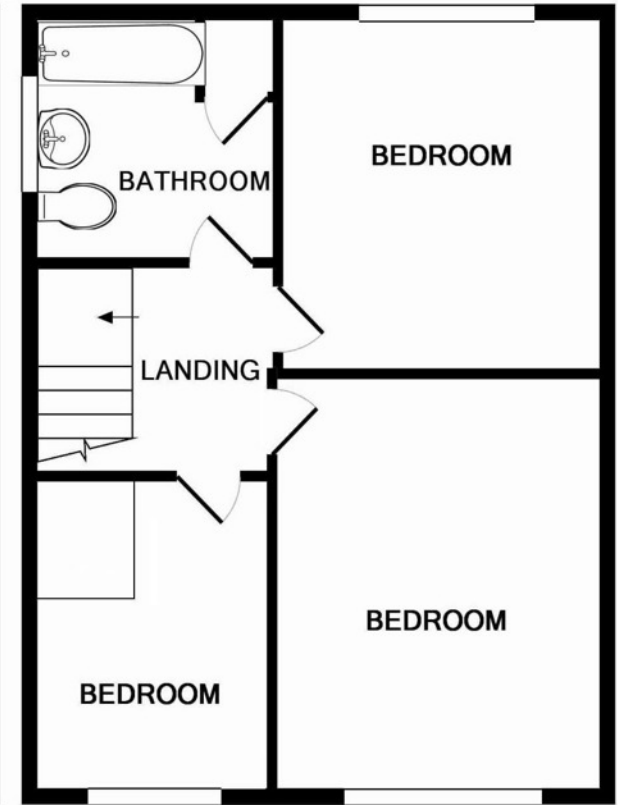
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**GROUND FLOOR**

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**FIRST FLOOR**

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