



1 Kestrel Road,
Russells Hall, DY1 2JU

Taylor's

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*VERY WELL PROPORTIONED &
MOST APPEALING, SEMI-DE-
TACHED RESIDENCE*

ROOM DIMENSIONS GROUND FLOOR

Hallway

- Guests Cloakroom / W.C
- Dining Kitchen - 16' 2" x 14' 4" (4.92m x 4.37m)
- Sitting Room - 16' 1" x 14' 4" (4.90m x 4.37m)

FIRST FLOOR

Landing

- Bedroom 1 - 16' 1" x 9' 8" (4.90m x 2.94m)
- Bedroom 2 - 10' 10" x 9' 6" (3.30m x 2.89m)
- Bedroom 3 - 11' 2" x 6' 3" (3.40m x 1.90m)

House Bathroom

OUTSIDE

Driveway

Garage

Large Rear Garden

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 VERY WELL PROPORTIONED & MOST APPEALING, THREE BEDROOM, SEMI-DE-TACHED RESIDENCE is pleasantly situated on a GOOD SIZED PLOT within the SOUGHT AFTER AREA of RUSSELLS HALL, which has Russells Hall Hospital combined with an EXCELLENT range of local amenities, transportation links & POPULAR SCHOOLING close by, and furthermore encompasses a DECEPTIVELY SPACIOUS layout of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING. This WELL ARRANGED PROPERTY is for sale with NO UPWARD CHAIN and in brief comprises: Side Entrance Hall, Guests Cloak-room / W.C, Spacious Dining Kitchen, Sitting Room, Landing, Three Well Proportioned First Floor Bedrooms & House Bathroom. Furthermore with Lengthy Driveway which provides OFF ROAD PARKING, Garage & Large Rear Garden. IN NEED OF MODERNISATION! Tenure: Freehold. C: TBC. 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. Construction: We believe the property to be of a DRHH Part Brick / Part Cladded Construction (this is to be checked by any potential buyers conveyancing solicitor or surveyor). According to gov.uk, there is a very low Risk of yearly flooding.

BHS10291

MISREPRESENTATION ACT 1967

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