



Haggstones Road, Worrall, S35

Asking Price £235,000

- LOVELY THREE BEDROOM MID TERRACE PROPERTY - SET • IMMACULATELY PRESENTED THROUGHOUT OVER FOUR FLOORS
- CLOSE TO TRANSPORT LINKS
- FREEHOLD
- HEART OF THE VILLAGE LOCATION
- COUNCIL TAX BAND B - £1797.74

- STUNNING VIEWS
- ENCLOSED REAR GARDEN
- VIEWING ESSENTIAL

Haggstones Road, Worrall, S35

**** IMMACULATELY PRESENTED THROUGHOUT ** VIEWING ESSENTIAL **** Welcoming to the market, this lovely three bedroom mid terrace property which is set over four floors. Laying within the small rural village of Worrall, in the civil parish of Bradfield. From its elevated position amazing views are offered to the front and side elevations. Close to schools, pub restaurants and local amenities, with various acclaimed public walks all on hand. The property briefly comprises of: Lounge dining room, with elevated views; Stairs down to the Breakfast kitchen; Utility room; Stairs lead from the lounge dining room to the upper floor; Two bedrooms; Family bathroom; Another flight of stairs lead to a further great size third bedroom; Enclosed rear garden;



Council Tax Band: B



ENTRANCE

The part obscure glazed entrance door opens directly to the lounge dining room;

LOUNGE DINING ROOM

This great size living space has;

LOUNGE

Lounge with; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator; Open archway into the dining area;

DINING AREA

With; uPVC double glazed window to the rear elevation views, creating lots of great natural light into the living space; Carpet flooring; Ceiling light point; Central heating radiator; One decorative glazed internal door leads down to the kitchen and utility room and a further one leads to the upper bedroom level;

STAIRS LEADING DOWN

KITCHEN BREAKFAST ROOM

Having; Cream wall, base and drawer units with black granite work tops; 1 1/2 sinks and drainer with mixer tap; uPVC double glazed window to the rear elevation; Under unit lighting; Integrated Washing machine, oven and induction hob, with extractor hood above; Part tiled walls; Recessed ceiling spotlights; Wood effect flooring; Part obscure glazed door into the rear garden; Space for a table and chairs; Open doorway into the utility room;

UTILITY ROOM

This useful space has; Built in storage areas; Recessed ceiling spotlights; Space for a fridge/ freezer; Tiled flooring; Central heating radiator;

STAIRS RISING FROM THE LOUNGE TO THE FIRST FLOOR

BEDROOM ONE

This good size primary bedroom has; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

Having; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator; High internal obscure glazed panels to the first floor landing;

FAMILY BATHROOM

Comprising of; Bath with wall mounted electric shower; Pedestal wash basin; uPVC obscure double glazed window to the front elevation; Built in storage cupboards; Wall mounted mirror; Tiled walls and flooring; Central heating radiator; Ceiling light point;

FIRST FLOOR LANDING

Having; Carpet flooring; Ceiling light point; Solid doors to the two first floor bedrooms and the family bathroom; Stairs leading up to the second floor;

STAIRS RISING TO THE SECOND FLOOR

BEDROOM THREE

The biggest of the three bedrooms, this great sized room has; Built in wardrobe storage; Under eave storage area; uPVC double glazed Dormer window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

SECOND FLOOR LANDING

Having; Carpet flooring; Ceiling light point; Solid door to the bedroom three;

FRONT GARDEN

An iron gate leads you to the front of the property with; A paved pathway; Lawn area; Stone wall and iron fence borders;

REAR GARDEN

Having; Paved entertaining area, leading out from the rear entrance door; Access via a wooden gate with a step down into the garden; Predominantly laid to lawn; Mature shrubs and planted borders; A further paved seating area to the bottom of the garden, with gorgeous countryside views; Fence and stone wall borders;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

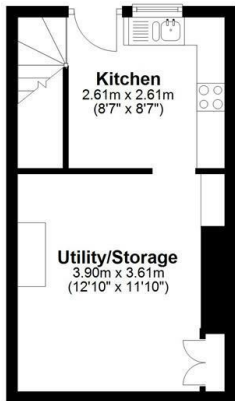
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.

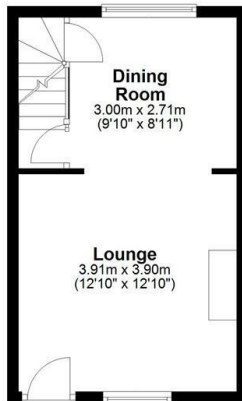




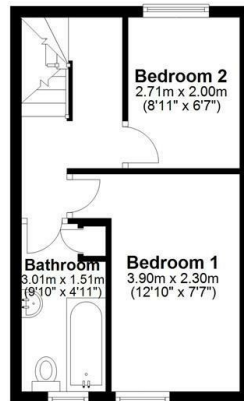
Lowest Ground Floor
Approx. 24.9 sq. metres (267.9 sq. feet)



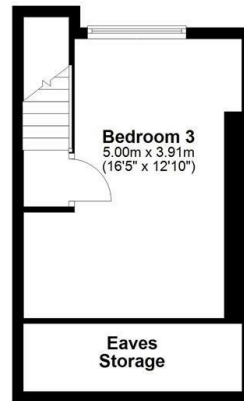
Ground Floor
Approx. 26.2 sq. metres (282.2 sq. feet)



First Floor
Approx. 26.2 sq. metres (282.2 sq. feet)



Second Floor
Approx. 24.9 sq. metres (268.2 sq. feet)



Total area: approx. 102.2 sq. metres (1100.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	