



2 Mill Lane

Hemingbrough, YO8 6QX

£240,000



With beautifully presented gardens, this very pleasant two bedroomed semi detached house enjoys a non-estate location in a very popular village. The property enjoys UPVC double glazed windows and doors, gas central heating, downstairs WC, conservatory, two first floor bedrooms and family bathroom. The property sits in a large plot, has a detached garage with electric door, garden sheds and superb gardens! Viewing is strictly by appointment via the agents.



Entrance lobby 4'0" x 3'8" (1.23m x 1.12m)

Composite front door. Staircase to first floor.

Lounge 14'11" x 13'5" (4.57m x 4.09m)

UPVC double glazed bay front window. Laminate flooring. Central heating radiator. Dado rail. Fireplace surround with marble inset and hearth. Door to;

Kitchen 14'0" x 9'4" (4.27m x 2.87m)

Modern fitted kitchen comprising; wall and base units with worktop surfaces and tiled splashbacks, sink unit and drainer, integrated oven, hob, extractor and fridge. Plumbed for washer. Tiled floor. Two UPVC double glazed rear windows. Door to;

Understairs cupboard.

Wall mounted Worcester gas central heating boiler. Half tiled. UPVC double glazed side window. Sliding door to;

Downstairs WC

Central heating radiator. UPVC double glazed side window.

Sun Room/conservatory 15'10" x 10'2" (4.84m x 3.12m)

Off Kitchen. UPVC double glazed conservatory/sun room built on brick base, UPVC double glazed double doors. Tiled floor. Central heating radiator. (Room measurements incorporate store cupboard).

Staircase to first floor.

Landing

UPVC double glazed side window. Loft access.

Bedroom 1 (front) 15'1" x 10'6" (4.61m x 3.22m)

UPVC double glazed front window. Central heating radiator. Laminate flooring.

Bedroom 2 (rear) 12'6" x 10'0" (3.83m x 3.05m)

UPVC double glazed rear window. Central heating radiator. Inset cupboard. Laminate flooring.

Bathroom

White suite comprising; bath, WC and wash hand basin. Separate corner shower with glazed screen. Tiled floor. Heated towel rail. UPVC double glazed rear window. Half tiled.

Outside - front

Brick pillars with double gates to driveway leading to detached garage with electric door. Beautifully presented low maintenance front garden.

Outside - rear

Superb low maintenance rear garden. Two sheds.

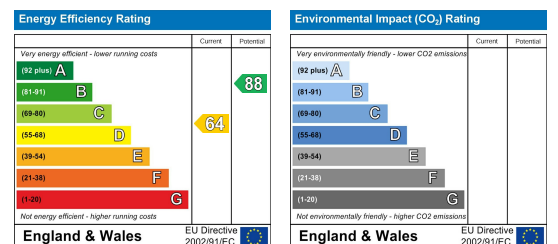
Area Map



Floor Plans



Energy Efficiency Graph



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