



Bridge Yard Avenue
Ripley



Property Description

Hall and Benson are delighted to offer for sale this beautifully presented three bedroom, three story town house, located in the popular residential area of Ripley. Having excellent road network links and being located on the edge of Derbyshire countryside the accommodation briefly comprises-

Entrance Hall, Dining Kitchen With French doors to the rear garden, Utility Room and Cloak Room to the Ground Floor.

The First floor boasts a generous Living Room with a Juliet Balcony looking over the rear garden and the Third Bedroom.

The Second floor has two double bedrooms and a family bathroom, the master bedroom having an En suite

The front of the home over looks an attractive communal garden area and has a pathway leading to the front entrance door. The rear of the home has an enclosed rear garden which is mainly laid to lawn.

The home benefits from two parking spaces adjacent to the rear garden.

Viewing absolutely essential to fully appreciate the accommodation on offer!!!

Hall

The home is entered via a front entrance door to the hall having stairs rising to the first floor, gas central heating radiator and ceiling light.

Dining Kitchen

With a UPVC double glazed window to the front elevation, and UPVC French doors to the rear elevation, two gas central heating radiators and ceiling lights.

The Kitchen area is fitted with an attractive range of wall and base units incorporating a sink drainer unit with mixer tap over, a gas hob with an electric fan assisted oven and space for fridge freezer.

Under stairs storage cupboard.

Utility

With a UPVC double glazed window to the rear elevation, base units providing space for white goods and a sink drainer unit.

Cloakroom

With a white two piece suite comprising of a low level WC, wash hand basin and gas central heating radiator.

First Floor Landing

With a UPVC double glazed window to the front elevation, gas central heating radiator, stairs rising to the second floor and doors leading to-

Lounge

With a Juliet Balcony to the rear elevation providing views over the rear garden, a gas central heating radiator, ceiling lights and carpeted floor.

Bedroom Three

With a UPVC double glazed window to the front elevation, gas central heating and ceiling light.

Second Floor Landing

With doors leading to-

Master Bedroom

With a UPVC double glazed window to the rear elevation, a gas central heating radiator, ceiling light and door leading to-

En Suite

Fitted with a white three piece suite comprising of low level WC, pedestal wash hand basin and a shower cubicle, heated towel rail and ceiling light.

Family Bathroom

Fitted with a white three piece suite, comprising paneled bath, pedestal wash hand basin and low level WC. A gas central heating radiator, extractor fan and ceiling light.

Bedroom Two

With a UPVC double glazed window to the front elevation a gas central heating radiator and ceiling light.

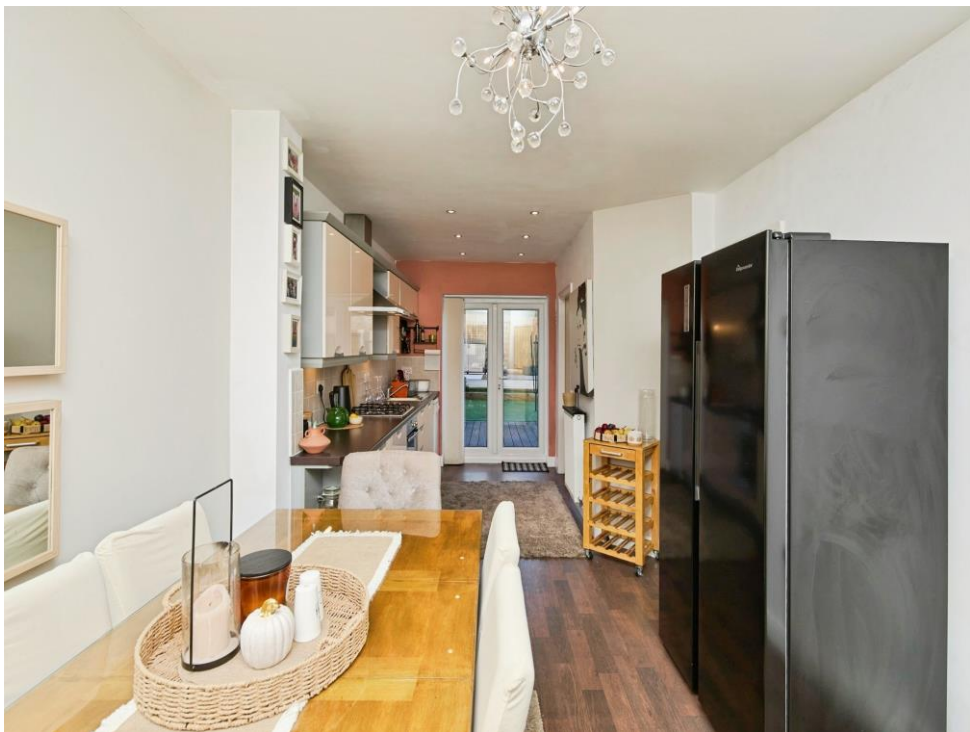
Outside

The rear of the home enjoys an enclosed rear garden which is mainly laid to lawn, having a paved patio area and decked area, outside tap and light.

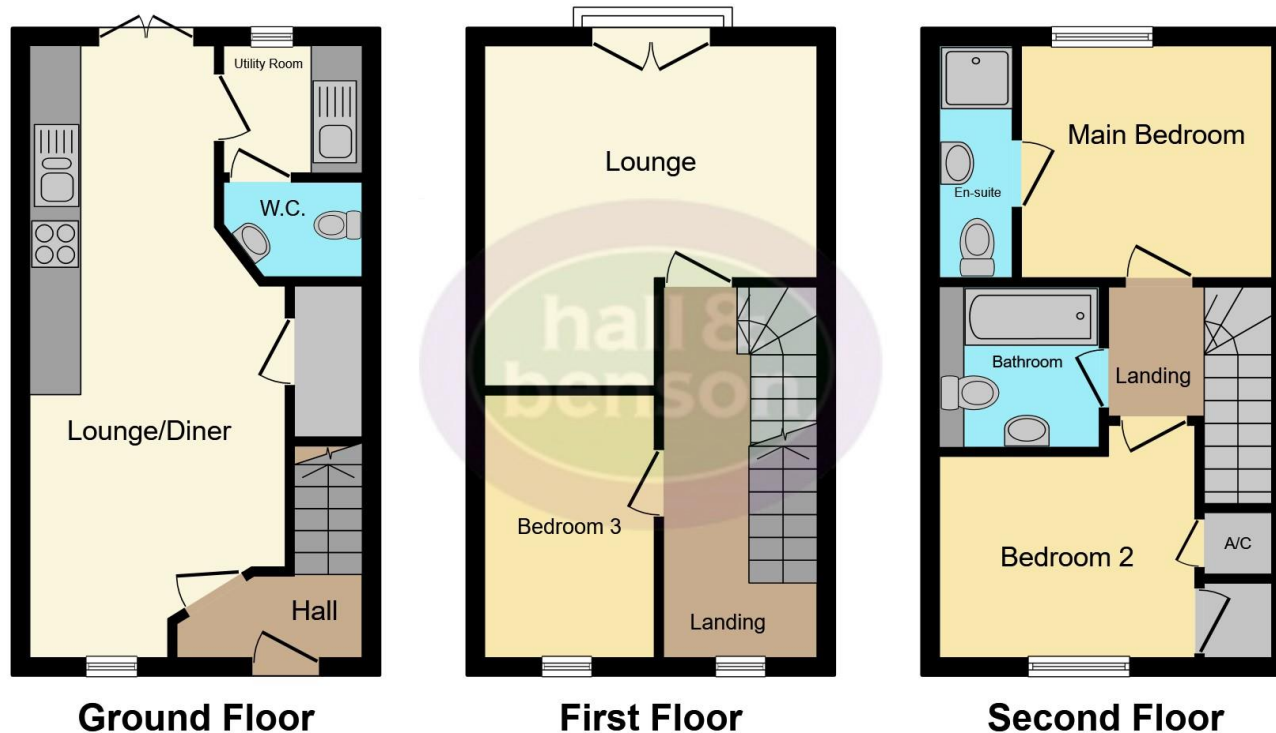
Parking

There are two parking spaces dedicated to the home.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

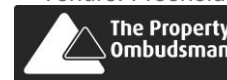
T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: Council Tax
 Awaited Band: B

view this property online hallandbenson.co.uk/Property/ALF103905

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALF103905 - 0003