



Hallam Fields Road, Birstall



£229,950



Key Features

- Two Double Bedrooms
- Mid Terraced House
- Two Parking Spaces to Rear
- Ground Floor WC
- No Upward Chain
- Need Independent Mortgage Advice? Get in Touch Today!
- EPC rating U
- Freehold





An ideal first time buy or investment, fall in love with this two double bedroomed semi detached home situated on the popular 'Hallam Fields' development in Birstall, well placed for access to major road links and nursery and primary schools. The gas centrally heated accommodation includes an entrance hall, ground floor wc, kitchen and lounge. On the first floor are two full width double bedrooms and a bathroom. Outside there is a lawned rear garden with a gate leading to two tandem parking spaces beyond. Available with no upward chain, an early viewing is strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with wood effect flooring, the entrance hall offers a staircase rising to the first floor, central heating radiator and doors to all of the downstairs accommodation.

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin.

Kitchen 3.57m x 1.92m

Fitted with a modern range of wall mounted and base units with complementary roll edge work surfaces over and matching splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, built in 'Electrolux' oven, four ring gas hob over with an extractor hood above, concealed central heating boiler and space for appliances. With a window to the front elevation and a central heating radiator.

Lounge 3.42m x 4.02m

Presented with carpet flooring, the reception room offers a useful storage cupboard, central heating radiator, TV point and doors opening out into the rear garden.



First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, central heating radiator and a hatch to the insulated loft space.

Bedroom One 2.44m x 4.03m

A full width double room offering a window to the rear elevation, with carpet flooring, central heating radiator and TV point.

Bedroom Two 2.59m max x 4.03m

A second full width double room offering a two windows to the front elevation, with carpet flooring and a useful storage cupboard.

Bathroom 2.03m x 1.96m

Fitted with a contemporary three piece suite comprising a bath with shower over and screen, pedestal wash hand basin and wc, with spotlighting and a central heating radiator.

Outside

The rear garden is mainly laid to lawn with a patio area adjacent to the accommodation and fencing to boundaries. Gated access leads to two tandem parking spaces.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving





home, or even investing in a buy-to-let property. He can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



Referrals

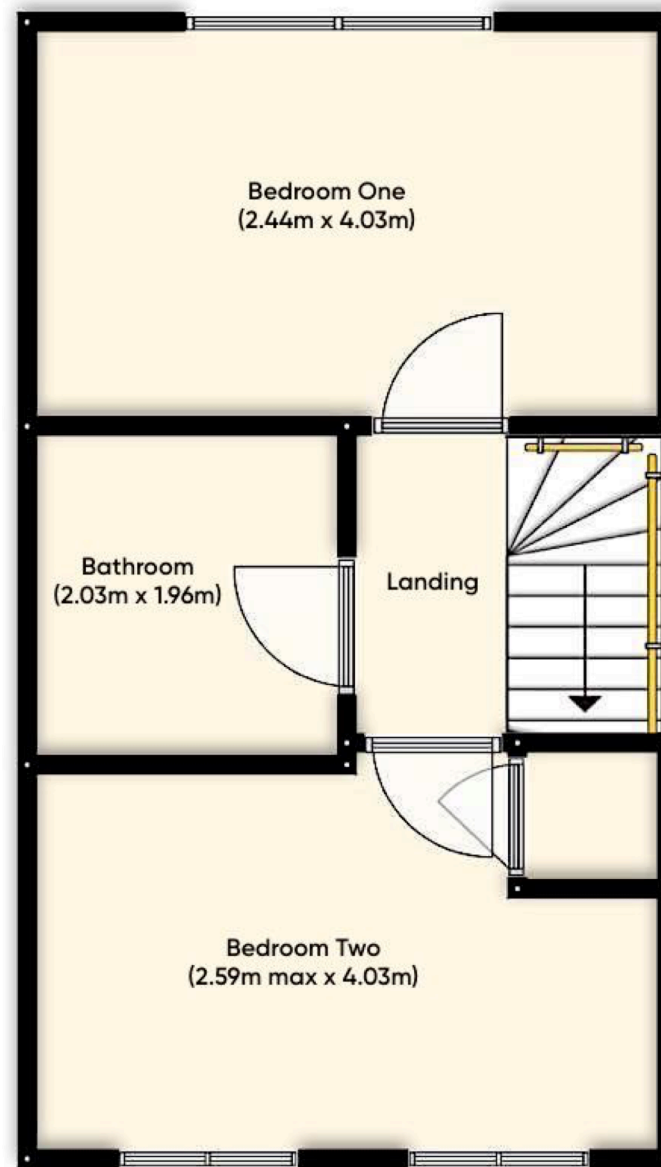
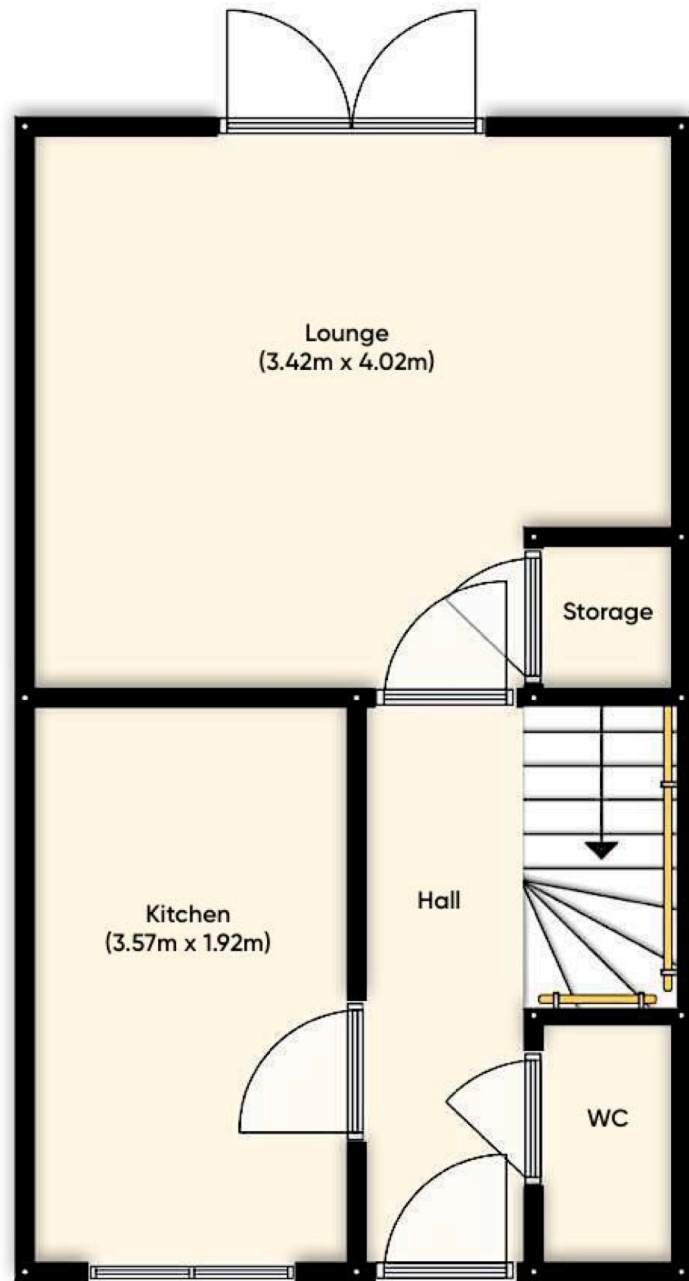
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances,



we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.





 **NEWTON FALLOWELL**

0116 366 5666
lfe@newtonfallowell.co.uk