



£130,000 Freehold

26 YORK ROAD | SHIREBROOK | MANSFIELD | NG20 8BB

**BuckleyBrown**  
ESTATE AGENTS



COMFORT ON YOUR DOORSTEP!... Situated in the charming area of York Road, Shirebrook, Mansfield, this delightful terraced property offers a perfect blend of comfort and convenience. The location is ideal for those seeking a peaceful retreat while still being within easy reach of local amenities, schools, and transport links.

Upon entering the ground floor, you are greeted by a warm and inviting living space that exudes character. The open-plan design creates a sense of spaciousness, allowing for a seamless flow between the living and dining areas. Natural light floods both rooms making them great for entertaining. Just next door you will find a fully equipped kitchen for cooking delicious meals. Completing the ground floor is a neutral three piece bathroom suite.

Ascending to the first floor, you will find two generously sized bedrooms, both with built in wardrobes for added convenience.

The top floor offers additional versatility, ideal for use as a study, guest room, or hobby space. This area is filled with potential, allowing you to tailor it to your specific needs. The unique layout of the property provides a sense of privacy and seclusion.

Outside, the property boasts an enclosed garden space that invites you to enjoy the fresh air and sunshine. This outdoor area is perfect for entertaining guests or simply unwinding after a long day.

Call now to book your viewing!





#### Living Room 11'10" x 27'10"

Generous reception room with a window to the front elevation.

#### Dining Room 11'10" x 27'10"

Versatile room with a window to the rear elevation.

#### Kitchen 6'4" x 10'2"

Complete with a range of matching gloss wall and base cabinets, inset sink with drainer, space for integrated appliances along with a window and an external door to the side elevation.

#### Bathroom 6'4" x 8'7"

Convenient downstairs bathroom comprising of a hand wash basin, low flush WC and a bath. Windows to the side elevation.

#### Landing

With access leading into;

#### Bedroom Two 11'10" x 11'3"

Laminate flooring, central heating radiator, built in wardrobes and a window to the front elevation.

#### Bedroom Three 11'10" x 13'5"

Laminate flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

#### Bedroom One 11'10" x 14'10"

Laminate flooring, central heating radiator and a velux window.

#### Outside

Enclosed rear garden with decorative gravel, a garage and access to the rear.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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