



## Westroyd Avenue, Hunsworth, Offers Over £220,000

\*\*\* SEMI DETACHED \*\*\* THREE BEDROOMS \*\*\* MODERN KITCHEN & BATHROOM \*\*\*  
\*\* CONSERVATORY \*\* WELL PRESENTED \*\* GARDENS, PARKING & GARAGE \*\*

Located in the heart of Hunsworth village and within walking distance of the local pub, is this three bedroom semi detached property.

The property would appeal to a number of buyers and benefits from a modern fitted kitchen, house bathroom and open field outlook to the rear.

The accommodation briefly comprises dining kitchen, lounge, conservatory, three first floor bedrooms and a house bathroom. To the outside there is a flagged garden to the rear with a driveway leading to a detached garage.





## Dining Kitchen

16'2" x 12'0" (4.93m" x 3.66m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, range cooker, plumbing for auto washer, pantry and radiator.

## Lounge

11'2" x 13'3" (3.40m" x 4.04m")

Multi fuel fire with feature fireplace surround with tiled hearth.

## Conservatory

9'3" x 9'9" (2.82m" x 2.97m")

Electric storage heater and french door leading to rear.

## First Floor Landing

### Bedroom One

12'7" x 9'9" (3.84m" x 2.97m")

Radiator and farmland views to rear.

### Bedroom Two

10'6" x 9'9" (3.20m" x 2.97m")

Radiator.

### Bedroom Three

6'0" x 7'8" (1.83m" x 2.34m")

Radiator and farmland views to rear.

## Bathroom

Modern three piece suite comprising panel bath,, low flush wc, pedestal wash basin and radiator.

## Exterior

Enclosed paved garden to the rear with a driveway leading to a single garage.

## Tenure

FREEHOLD.

## Council Tax Band



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
England & Wales			England & Wales		

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