



5 Haddon Close, Elloughton, Brough, HU15 1UJ
£199,950

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern semi detached house located on a popular development with access to transport links and amenities plus with access to OFSTED 'Good' Primary and Secondary schools. The property was constructed by Bellway Homes in 2016 and is still covered by its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with integrated appliances plus a contemporary bathroom and WC. A further item of note are the French doors to the rear. There are ample sockets and media points to the property. The home is ready to move in with flooring, curtains and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms plus a contemporary bathroom accessed from the first floor landing.

The property benefits from upgraded and well maintained low maintenance gardens with patio, artificial turf and decking to the rear garden which has the further benefit of not being overlooked. There are 2 car parking spaces.

Tenure - Freehold
Estate Management Fee - £134pa
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

Having fitted carpets with entrance mat well.

Lounge 13'5"(max) x 11'8"(max) (4.11m(max) x 3.56m(max))

With carpets and curtains. Access to store.

Dining Kitchen 14'9" x 8'5" (4.51m x 2.59m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With integrated oven, hob, hood, fridge freezer, washing machine and dishwasher plus 1.5 sink and mixer tap. With recessed spot lights, vinyl flooring and blind. French doors leading to the rear garden.

WC 4'1" x 2'10" (1.25m x 0.88m)

Having contemporary white sanitary ware with tiling, recessed spot lights and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets. Access to store/airing cupboard.

Bedroom 1 11'9" x 7'7" (3.60m x 2.32m)

With carpets and curtains.

Bedroom 2 10'5"(max) x 7'8"(max) (3.18m(max) x 2.34m(max))

With carpets and curtains.

Bedroom 3 7'1" x 6'9" (2.17m x 2.08m)

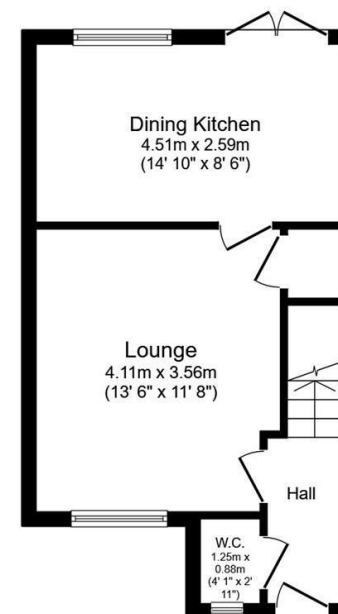
With carpets and curtains.

Bathroom 6'5" x 5'6" (1.97m x 1.69m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, chrome ladder radiator, recessed spot lights, vinyl flooring and blind.

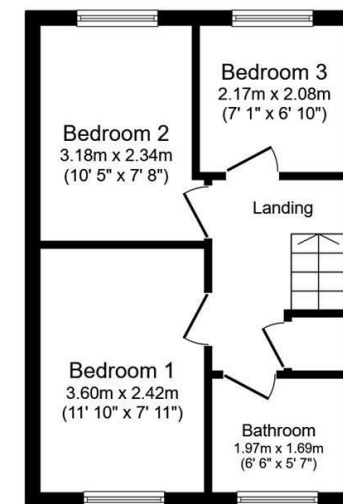
EXTERNAL

The property benefits from upgraded and well maintained low maintenance gardens with patio, artificial turf and decking to the rear garden which has the further benefit of not being overlooked. There are 2 car parking spaces.



Ground Floor

Floor area 33.7 sq.m. (363 sq.ft.)



First Floor

Floor area 30.9 sq.m. (333 sq.ft.)

Total floor area: 64.6 sq.m. (695 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

PROPERTY
PERSPECTIVE