



## 70a Holmefield Road, Whitwell

£625 pcm

Bright two-bedroom flat with modern finishes, spacious reception, stylish kitchen and bathroom, built-in storage, double glazing, radiator heating and front garden. Comfortable and well-designed home.

Council Tax band: A

Step into this inviting two-bedroom flat, where bright and spacious rooms are complemented by modern finishes throughout. The layout includes a welcoming reception room with a large window and neutral decor, perfect for relaxing or entertaining guests. The kitchen stands out with its modern wood-finish units, integrated oven, gas hob, and ample cabinetry, all bathed in natural light from a generous window. A stylish tiled backsplash adds extra flair, while the well-appointed bathroom features sleek fixtures, a bath-tub with shower, and abundant natural light. Both bedrooms offer comfortable spaces with neutral tones and built-in storage, making it easy to keep everything organised.

Additional benefits include a carpeted staircase for added comfort, double glazing for improved energy efficiency, and a charming front garden. Modern lighting fixtures and a unique feature alcove add character, while radiator heating ensures a cosy atmosphere year-round. With its well-designed layout, light-filled spaces, and practical features, this flat offers the perfect blend of comfort and style. Don't miss your chance to view this lovely home - schedule your visit today and see how easily it could fit your lifestyle.





### Entrance Hall

A welcoming entrance hall accessed via a uPVC entrance door to the side elevation. Finished in neutral décor with a decorative dado rail, the hallway offers a bright and inviting first impression. A central heating radiator provides warmth, while the carpeted staircase, complete with balustrade and a rear-facing window overlooking the garden, leads to the first-floor accommodation.

### Lounge

13' 5" x 12' 11" (4.08m x 3.94m)

A well-proportioned and comfortable living room situated to the front of the property. A large uPVC window allows for an abundance of natural light, while fitted carpeting and a central heating radiator create a warm and inviting atmosphere. Alcoves either side of the chimney breast provide an ideal space for media equipment, shelving or display furniture.

### Kitchen

10' 2" x 9' 1" (3.11m x 2.77m)

Positioned to the front of the property, the kitchen is fitted with a range of modern wall and base units complemented by contrasting dark work surfaces and matching splashbacks. Features include a stainless steel sink with drainer, a gas hob with stainless steel splashback and extractor hood above, along with a built-in electric oven and grill. There is plumbing for an automatic washing machine and additional under-counter space for a fridge or freezer. A front-facing uPVC window provides natural light, with a central heating radiator and practical flooring completing the room.





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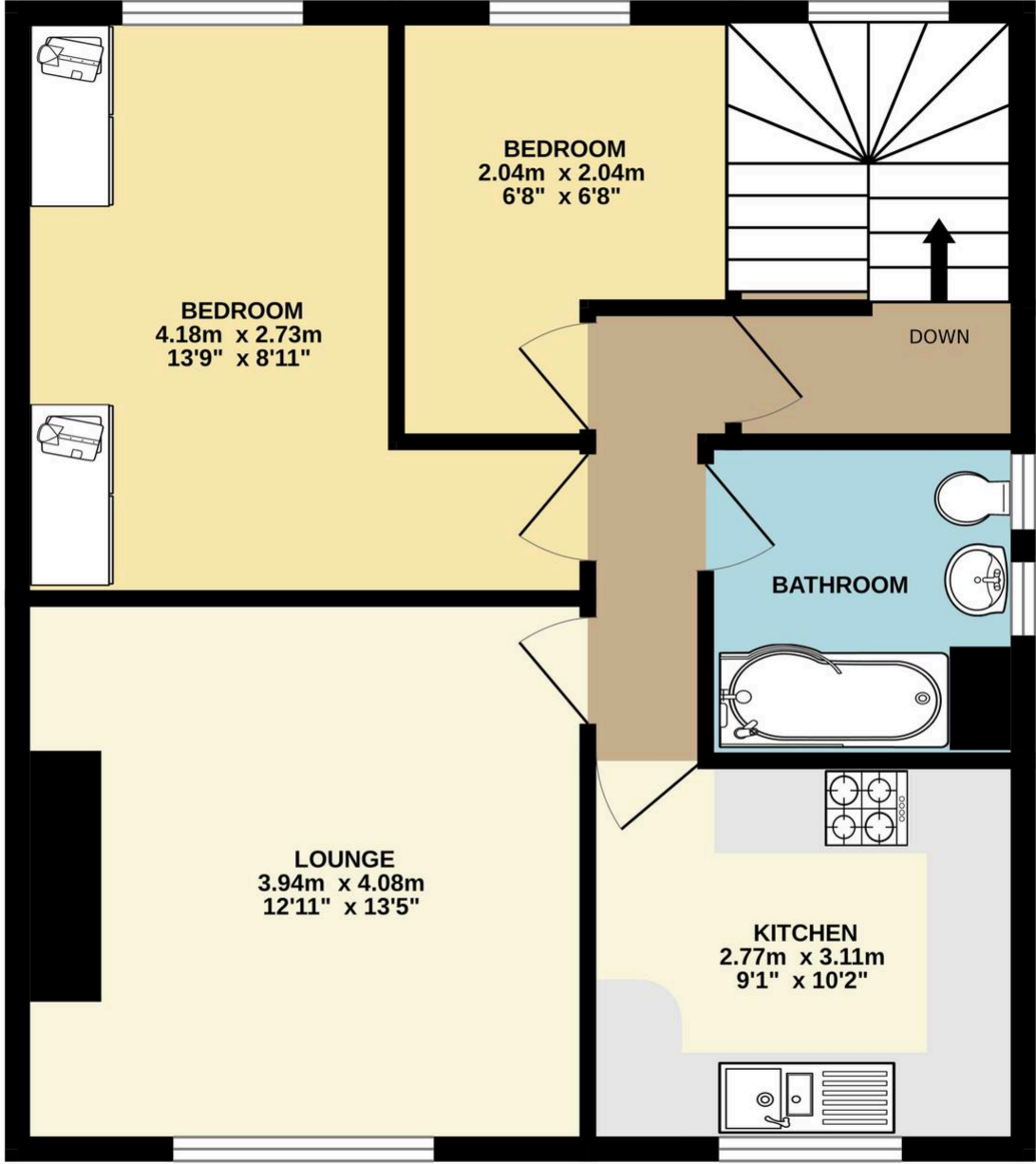
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FIRST FLOOR  
57.1 sq.m. (615 sq.ft.) approx.



TOTAL FLOOR AREA : 57.1 sq.m. (615 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax band: A

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

