

LexAllan

local knowledge **exceptional service**

6A Gladstone Road, Wollaston, DY8 3PE

** NESTLED IN THE HEART OF WOLLASTON **

On offer with no upward chain, 6A Gladstone Road offers a fantastic opportunity for the growing family. In need of some modernisation and offering great potential, and only a stones throw away from Wollaston village offering excellent local amenities. This three bedroom detached property offers sizeable lounge to the rear, dining room and kitchen to the front, with utility and downstairs toilet.. To the first floor offers large master bedroom, with a range of fitted furniture, further two bedroom, contemporary shower room and separate wc.

Detached garage and sizeable garden, this property is not to be missed !







### Reception Hallway

The property is entered via a uPVC door into a lovely and welcoming hallway, featuring a radiator, understairs storage cupboard, and doors leading to the lounge and kitchen.

### Lounge

17'5" x 11'8" (5.33 x 3.58)

The lounge is a pleasant and generously sized space, with double glazed sliding patio doors overlooking the beautiful rear garden and a further double glazed window to the side. The room benefits from two radiators, ceiling light points, and a range of power sockets.

### Dining Room

8'8" x 8'7" (2.65 x 2.63)

Double doors lead through to the dining room, which is also well-proportioned and features a double glazed window to the side and a radiator.

### Kitchen

14'6" x 7'10" (4.42 x 2.41)

The kitchen offers base and wall mounted units and includes a sliding pantry door, radiator, and two double glazed windows overlooking the front of the property. It houses a wall-mounted combi boiler and offers space for a cooker and fridge. From the kitchen, there is access to both the dining room and the utility room.

### Utility

6'7" x 4'7" (2.02 x 1.42)

The utility room provides space for a washing machine and tumble dryer, with a door leading to the downstairs WC and to the rear garden.

## Downstairs Toilet

Comprising of obscured glazed window, low flush wc and sink.

## Landing

Spacious landing leading to

## Bedroom One

17′6″ x 10′11″ (5.34 x 3.33)

The master bedroom is an excellent size, featuring three double glazed windows one to the side and two with views over the rear garden, two radiators, and extensive range of fitted furniture including five wardrobes, a dressing table, drawers, and cupboards.

## Bedroom Two

8′9″ x 8′2″ (2.69 x 2.50)

Bedroom two benefits from a double glazed window overlooking the front of the property, a radiator, and a built-in double wardrobe with dressing table.

## Bedroom Three

7′10″ x 7′0″ (2.41 x 2.15)

Bedroom three also overlooks the front via a double glazed window and includes a radiator.

## Shower Room

The separate shower room is finished in a contemporary style, comprising of a modern wash basin, double walk-in shower, towel radiator, obscured double glazed window to the side, and an airing cupboard.

## Separate Toilet

There is also a separate WC, fitted with a low-level WC, radiator, and an obscured double glazed window to the side

## Detached Garage

16′0″ x 8′3″ (4.89 x 2.52)

Having up and over door and separate door to side .

## Rear Garden

Large rear garden with sizeable patio and extensive lawned area with mature trees and shrubs. To front of property, driveway for parking for 5 vehicles.

## Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.







## Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

## Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

## Council Tax Band D












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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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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