







12 Verdun Close, Brough With St Giles, DL9 4FJ

Asking price £210,000

marcus alderson estate agents

Marcus Alderson
7 King Street, Richmond, North Yorkshire, DL10 4HP
Tel: 01748 822711
Email: info@marcusalderson.co.uk
Website: www.marcusalderson.co.uk

HALLWAY
A large accessible hallway with wooden effect flooring, staircase leading to the first floor, cloaks cupboard, under stairs storage cupboard and a central heating radiator. Doors lead into bedroom 3 / lounge, bathroom and the open plan kitchen / dining / living space.

BEDROOM 3 / LOUNGE 4.04 x 3.32 (13'3" x 10'10")
With a UPVC double glazed window to the front, central heating radiator and telephone point.

BATHROOM 2.6 x 2.21 (8'6" x 7'3")
Fitted with an Ideal standard white suite comprising of panelled bath with a shower over and a shower screen, wash hand basin, w.c, part tiled walls, extractor fan, central heating radiator and a UPVC double glazed window to the side.

OPEN PLAN KITCHEN / DINING / LIVING 4.93 x 4.36 (16'2" x 14'3")
Fitted with a range of wall, base and drawer units with worktops and matching upstand, integrated Electrolux fridge, freezer and dishwasher. Integrated washing machine, electric oven, 4 burner stainless steel gas hob, stainless steel extractor hood and hob splashback. UPVC double glazed window to the rear, UPVC double glazed French doors leading out to the rear garden. central heating radiator, cupboard housing the baxi combi boiler, wooden effect flooring and a tv aerial point.

FIRST FLOOR

LANDING
Central heating radiator and doors leading into bedroom 1 and 2.

BEDROOM 1 4.93 x 2.97 (16'2" x 9'8")
With a UPVC double glazed dormer window to the front, double glazed velux window and two central heating radiators. A door leads into the en-suite.

BEDROOM 2 4.93 x 2.89 (16'2" x 9'5")
Two double glazed velux windows and a central heating radiator. A door leads into the en-suite.

EN-SUITE 2.27 x 1.5 (7'5" x 4'11")
A Jack and Jill en-suite with a white suite comprising of w.c, wash hand basin, shower cubicle, central heating radiator and a UPVC double glazed window. Doors lead into bedrooms 1 and 2.

EXTERNALLY
To the front of the property there is a large blocked paved drive providing off road parking for two vehicles. There is a welcome light to the front door and an EV charging point. A gate at the side of the property gives access to the enclosed rear garden which has a paved patio area, lawn, timber shed and external cold water ta

NOTES
* FREEHOLD
* COUNCIL TAX BAND C
* PLOT 232
* ANNUAL SERVICE CHARGE £161.00
* RESERVATION FEE £500.00
* ASSISTED MOVE AND PART EXCHANGE AVAILABLE, please call for more details
* MILLER HOMES 5% DEPOSIT PAID SCHEME, The Miller Homes Deposit Paid Scheme contributes up to 5% of the agreed purchase price toward your deposit on selected plots



