



Grisedale Avenue, Birkby, HD2 2TX

welcome to

Grisedale Avenue, Birkby

A two-bedroom mid-terraced home in the popular area of Birkby, offering two reception rooms, a front conservatory and an enclosed rear garden with potential for off-street parking (subject to consents). Conveniently located close to local amenities, schools and transport links.



Lounge

12' 5" x 12' 11" (3.78m x 3.94m)

Dining Room

9' 3" x 7' 11" (2.82m x 2.41m)

Kitchen

10' 3" x 9' 1" (3.12m x 2.77m)

Bedroom One

12' 11" x 11' (3.94m x 3.35m)

Bedroom Two

6' 1" x 10' 1" (1.85m x 3.07m)

Bathroom

6' 5" x 4' 11" (1.96m x 1.50m)

Cellar

9' 1" x 9' 1" (2.77m x 2.77m)

Rear Garden

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welcome to

Grisedale Avenue, Birkby

- Two-Bedroom Mid-Terraced Home
- Spacious Living Room & Front Conservatory
- Enclosed Rear Garden with Parking Potential
- Ideal for First-Time Buyers, Investors & Small Families
- Convenient Birkby Location Close to Amenities & Transport Links

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£130.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF119183 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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