



Welcome to this charming semi-detached house located on Halyard Close in Luton. Built in 1950 and situated in a popular residential area, the location benefits from excellent local transport links, making commuting a breeze.

There are also a variety of amenities nearby, as well as being within a desirable school catchments, making it an excellent choice for families and presents a wonderful opportunity for those looking for a comfortable and versatile home in a thriving community. Don't miss your chance to view your next home.

This spacious home features two generously sized double bedrooms, making it an ideal choice for families or those seeking extra space. The large master bedroom offers the exciting potential to be converted into two separate bedrooms, allowing for a total of three bedrooms, which is perfect for growing families or those needing additional guest space.

The property boasts a comfortable lounge and dining room, providing a warm and inviting area for relaxation and entertaining. The modern fitted kitchen is well-equipped, making meal preparation a delight. Additionally, the home features a refitted bathroom, ensuring a contemporary feel throughout.

Outside, you will find both front and rear gardens, offering a lovely outdoor space for gardening, play, or simply enjoying the fresh air. The property is also equipped with solar panels provided by 'A Shade Greener', contributing to energy efficiency and sustainability.

### Entrance Hall

Providing access to all ground floor accommodation with glazed composite door to the front aspect. Double glazed window to the front. Wood laminate flooring. Radiator. Stairs riding to the first floor accommodation. Door leading to:

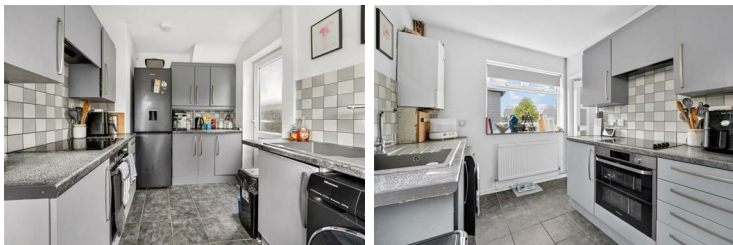
### Lounge / Dining Room

Dual aspect with double glazed windows to the front and rear aspects. Two radiators. Wood laminate flooring. Coved and textured ceiling. Tv point.



### Kitchen

Tastefully fitted to comprise a range of wall, drawer and base level units with work surfaces over. Single drainer sink unit with mixer tap over. Integrated oven and hob. Space and plumbing for a washing machine. Space for a fridge / freezer. Double glazed composite door to the side aspect. Double glazed window to the rear aspect. Radiator. Wall mounted boiler. Part tiled walls. Tiled floor.



### Landing

Providing access to all first floor accommodation with a double glazed window to the side aspect. Fitted carpet. Hatch to the roof space.

### Bedroom One

A large double bedroom with twin double glazed windows to the front aspect. Radiator. Built in wardrobe / storage and a further storage cupboard. Fitted carpet.



### Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted carpet. Feature wood panelled wall.



### Bathroom

Tastefully refitted to comprise a w/c and wash hand basin built into a vanity unit with ample storage. Shower bath with a glass shower screen and mains fed shower over. Double glazed windows to the rear and side aspects. Fully tiled walls. Heated towel rail. Inset spot lights to the ceiling.



## Front Garden

Laid mostly to lawn with a pathway leading to the entrance. Boundary fencing.

## Rear Garden

A good sized garden laid mostly to lawn with two patio areas, one adjacent to the rear of the property and the other to the top of the garden. Boundary fencing. Brick built storage space. Gated access to and from the front of the property. Outside tap.

## Garage

There is a single garage for this property located in a nearby block and accessed via Leyburne Road.

## Solar Panels

The property benefits from the installation of solar photovoltaic (PV) panels under a roof-space lease agreement with **\*\*A Shade Greener\*\***, whereby the company rents the roof space and retains ownership and responsibility for the solar panel system. The current vendor benefits from reduced electricity costs through the use of the energy generated by the panels. Such arrangements are common and are generally acceptable to many mortgage lenders, subject to the lease meeting lender requirements and legal review. The terms of the roof-space lease agreement will be made available during the conveyancing process, and purchasers are advised to have their solicitor review the documentation in full.

## Viewing

All viewings are strictly by appointment through Bradshaws.

## Disclaimer

These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.

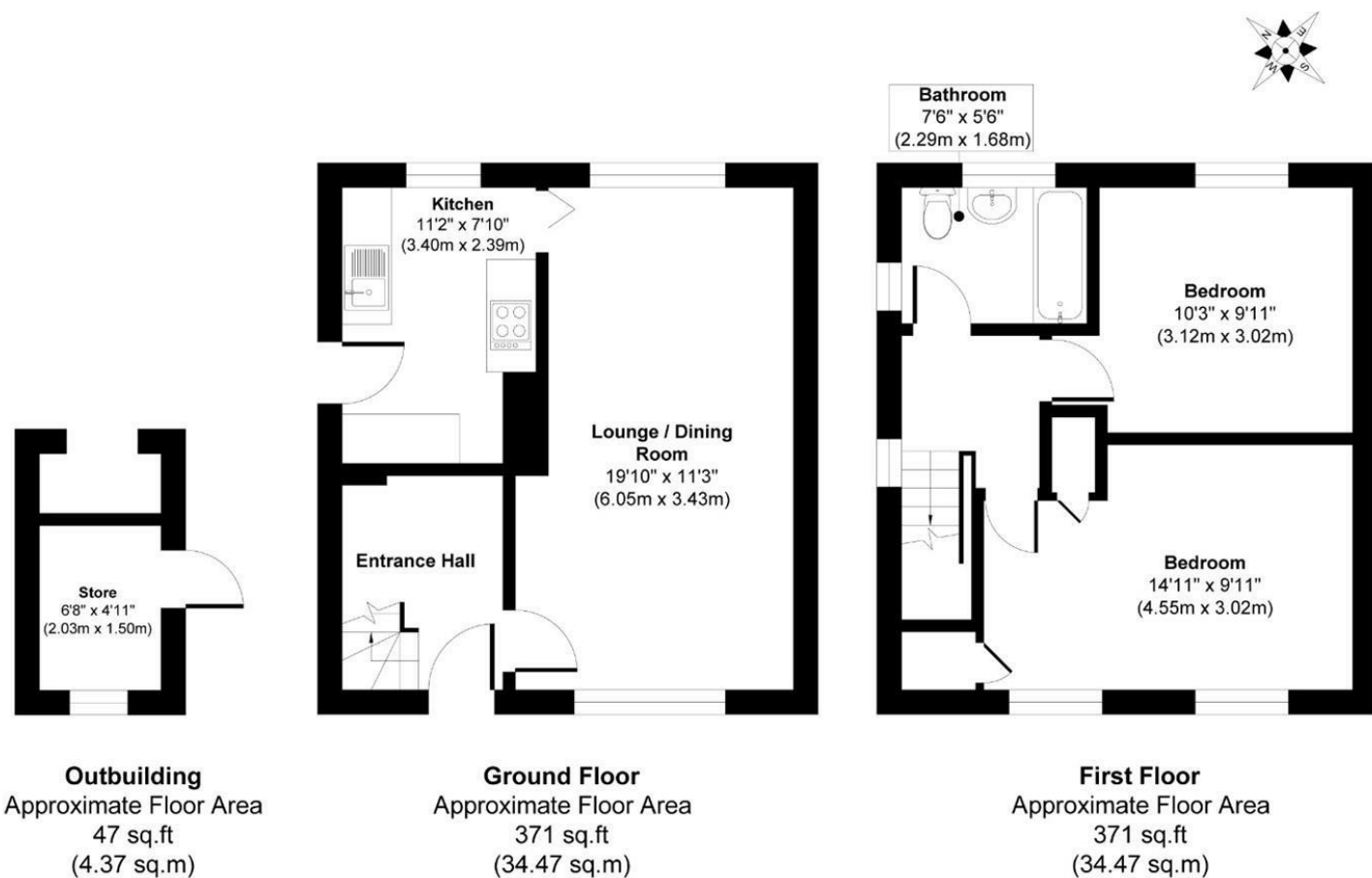


Illustration for identification purpose only, measurements are approximate not to scale.

Council Tax Band: B  
EPC Rating: B