



£195,000 Freehold

23 YORK TERRACE | WARSOP | MANSFIELD | NG20 0BJ

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!...

This well-presented three-bedroom semi-detached home is perfectly located in Warsop, close to the High Street and a wide range of local amenities, including shops, schools, and transport links.

Upon entering, you are welcomed by a hallway leading into a spacious living room, complete with a charming feature fireplace, creating a cosy and inviting atmosphere. The property also benefits from a bright conservatory, featuring surrounding windows and a door opening onto the garden, offering a wonderful space to relax and enjoy natural light all year round.

The open-plan kitchen and dining area provides a practical and versatile space for cooking and entertaining, complemented by a useful utility room for added convenience.

Upstairs, the property comprises three well-proportioned bedrooms, alongside a modern shower room.

Externally, the front of the property features a driveway and a decorative pebbled area, offering off-road parking and an attractive frontage. To the rear, the garden includes a garage, a patio area, a pebbled section, and is fully enclosed with surrounding fencing, creating a private and low-maintenance outdoor space ideal for relaxing or entertaining.

Call today to arrange a viewing!





Entrance Hall

With access into;

Living Room 12'7" x 14'11"

With ample space for your furnishings, feature fireplace and sliding doors opening into the conservatory.

Conservatory 9'3" x 9'3"

With surrounding windows and a door to the rear garden.

Kitchen/ Dining Room 9'1" x 21'10"

The kitchen is complete with a range of matching cabinetry and ample worktop surfaces. With an inset sink and drainer, space for appliances and a window to the rear elevation. This open plan space offers ample space for your dining furniture and a window to the front elevation.

Utility Room 4'11" x 8'9"

With space for appliances, extra storage space and a door to the side elevation.

Landing

With access into;

Bedroom One 11'0" x 12'6"

With ample space for your furnishings and a window to the rear elevation.

Bedroom Two 9'2" x 12'6"

With ample space for your furnishings and a window to the rear elevation.

Bedroom Three 8'0" x 8'10"

With ample space for your furnishings and a window to the front elevation.

Shower Room 5'0" x 8'5"

Complete with a three piece suite including



a shower, low flush WC and a hand wash basin.

Outside

The front of the property features a driveway and a decorative pebbled area. To the rear, the garden includes a garage, a patio area, a pebbled section, and is fully enclosed with surrounding fencing, creating a private and low-maintenance outdoor space.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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