



Cawood Drive, Acklam, TS5 7JP

Guide Price £195,000



Cawood Drive, Acklam, TS5 7JP

Standing impressively on a generous corner plot – with front and side gardens, together with a well-designed, south facing rear garden – and with an interior that is equally generous – this semi-detached home is now ready to embrace a new era. Here there is the opportunity and the flexibility to upgrade further and create spaces perfect for the way you live (subject to any necessary permissions). Cawood Drive is in such a good location and is suitable for a whole host of buyers - professionals, families and retirees.

Ground Floor

Entrance Porch

A very useful and good sized porch, perfect for wet boots etc. With built in cupboard housing gas and electric meters and door to hallway.

Hallway

Stairs to the first floor and doors to an understairs storage cupboard; the sitting room and the living/dining room.

Sitting Room

Bright and light, this flexible second reception room is an unexpected bonus and has a window to the front and a fireplace with electric flame fire.

Main Living / Dining Room

Very spacious and with room for large pieces of furniture. A fireplace with electric flame fire keeps it cosy, while sliding doors from the dining area lead to a good sized, imaginatively shaped patio and also bring the outside in, allowing you to enjoy the garden through the seasons. A door leads to the:





Kitchen - Fitted with a good range of wall and base units with worktops and small breakfast bar. Integrated oven, gas hob, extractor, fridge, freezer and dishwasher. Inset stainless steel sink. Part tiled walls, tiled floor and wide window providing a lovely south facing aspect to the garden. Door to utility.

Utility - A lean-to style, part glazed and part brick area providing space for washing machine, dryer and freezer. Door to the garden.

First Floor - Bright landing with a window to the side, cupboard housing central heating boiler and hot water tank, doors to all rooms and access to partially boarded loft.

Master Bedroom – A good sized master with plenty of room for furniture, and a wide window to the front providing a pleasant view.

Bedroom Two – Another good sized, bright room, with a range of units including wardrobes, chest of drawers and dressing table. Wide window with a southerly and leafy outlook to the rear.

Bedroom Three – A flexible and good sized third bedroom with laminate flooring and range of built in units including a dressing table/desk. Window to the front.

Bathroom – Upgraded and fully tiled, providing bath – with shower over and glass screen, pedestal wash hand basin, low level wc, mirrored cabinet, downlights and ladder style towel rail. A mirrored wall gives a real feeling of space. Wide frosted window to the rear.





Externally - Being a corner plot, there are gardens to the front side and rear.

Frontage and Open Plan Side Garden - An impressive and very attractive frontage with lawn, shrubs, and paths from the front and the side leading to the front door. Side garden area with lawn, shrubs, flower beds and driveway leading to the garage. A gate leads through to the main garden.

Single Garage - With up and over door, light and power, window to the side and courtesy door to the rear garden.

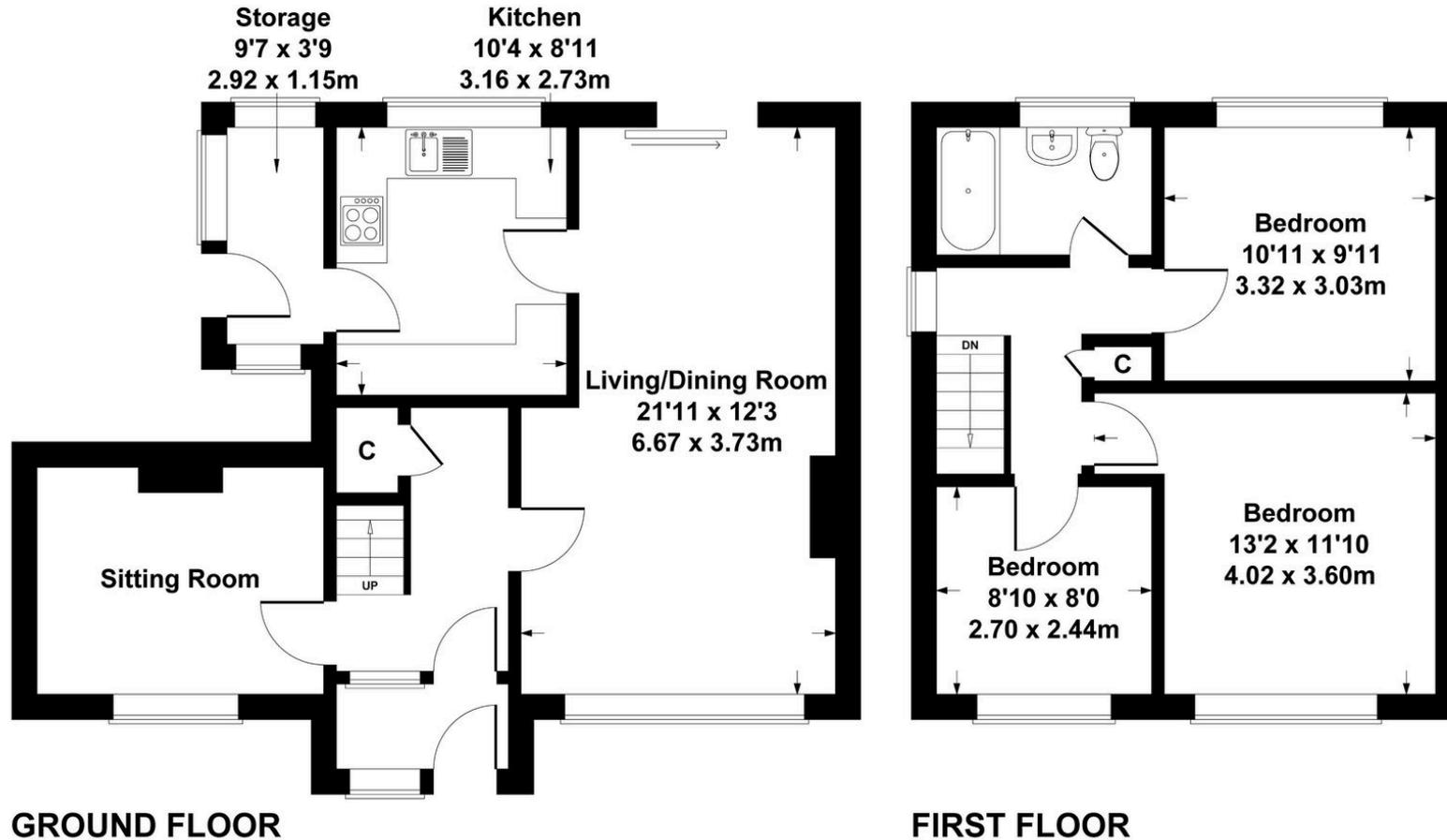
Enclosed Side and Rear Gardens - Imaginatively designed to make the most of sunny days, these south and east facing garden areas have hedged and fenced boundaries, patio areas for outside dining, lawns, pond, trees and shrubs. There is also an outside tap.

Disclaimer Note: 1. Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, intending purchasers should satisfy themselves as to the correctness of the information given. Kathryn Barr Estate Agents does not accept responsibility for any errors in the information provided. 2. Our particulars are for guidance only and do not form part of any offer or contract. They should not be relied upon as statements or representation of fact or warranty. 3. All dimensions and shapes are approximate. 4. We have not tested any services, appliances, equipment, facilities or fittings and cannot verify that they are in working order.



35 Cawood Drive, Acklam

Approximate gross internal area
House - 94 sq m - 1012 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced By Vue3Sixty



www.kathrynbarrestateagents.co.uk

Holme Lane, Seamer
North Yorkshire, TS9 5LL



Kathryn Barr Estate Agents Ltd, Company number 16225259 is registered in England at office Holme Lane, Seamer, North Yorkshire TS9 5LL
Member of Property Redress Scheme, membership number PRS050432

Tel: 01642 798707
kathryn@kathrynbarrestateagents.co.uk