



2 The Chase, Snaith, Goole, DN14 9LQ
£199,995

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this semi detached bungalow located on an impressive plot with gardens to 3 sides and the addition of a loft conversion offering 2 more occasional rooms/bedrooms and a WC*. The property offers access to amenities and transport links plus access to OFSTED 'Outstanding' and 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern breakfast kitchen with appliances plus contemporary bathroom and WC. Items of particular note include fitted wardrobes to bedroom 1 plus oak internal doors. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is a lounge, breakfast kitchen, inner hall, bathroom and 2 bedrooms. There are 2 occasional rooms/bedrooms plus a WC* accessed from the first floor landing.

The property is located on an impressive plot with well presented gardens to 3 sides with lawns, decking, store and covered area. There is parking for a number of cars plus garage with power and light.

Tenure - Freehold
Council Tax - Band B

* An attic conversion has been carried out to the property with the creation of a landing, 2 occasional rooms/bedrooms and WC. We do not believe that Building Regulations Consent was obtained for these works. An insurance indemnity policy has been taken out for this. You should take legal advice on this matter prior to legal commitment. Our valuation fully reflects this position.

The property comprises.

GROUND FLOOR

Lounge 19'0"(max) x 11'3"(max) (5.80m(max) x 3.45m(max))

With laminate flooring and curtains.

Breakfast Kitchen 14'11"(max) x 11'8"(max) (4.55m(max) x 3.57m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling plus breakfast bar. With cooker, hood, dishwasher and American fridge freezer. With laminate flooring.

Inner hall

With laminate flooring. Access to store.

Bedroom 1 11'3" x 11'1" (3.44m x 3.39m)

With fitted wardrobes and carpets.

Bedroom 2 10'5" x 7'6" (3.19m x 2.31m)

With carpets and curtains.

Bathroom 7'3"(max) x 6'2"(max) (2.21m(max) x 1.88m(max))

Having contemporary sanitary ware with shower bath and screen plus tiling, floor tiling and ladder radiator.

FIRST FLOOR*

Landing

With fitted flooring.

Occasional Room/Bedroom 3 10'4"(max) x 5'2"(max) (3.16m(max) x 1.58m(max))

With fitted carpets.

Occasional Room/Bedroom 4 10'3"(max) x 4'11"(max) (3.13m(max) x 1.51m(max))

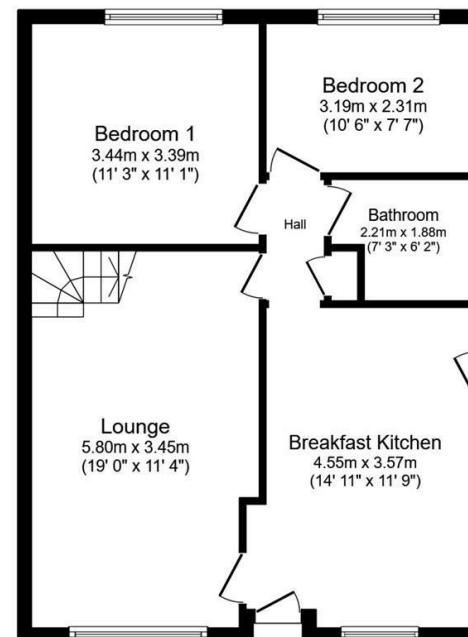
With fitted carpets.

WC 7'5"(max) x 4'7"(max) (2.27m(max) x 1.42m(max))

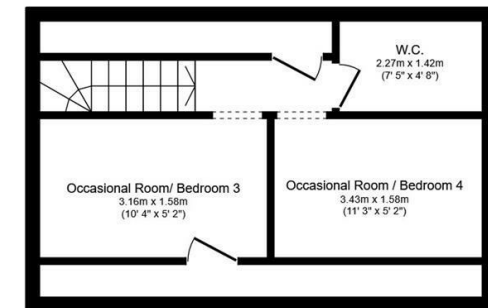
Having white sanitary ware and vanity.

EXTERNAL

The property is located on an impressive plot with well presented gardens to 3 sides with lawns, decking, store and covered area. There is parking for a number of cars plus garage with power and light.



Ground Floor



First Floor

Total floor area: 86.1 sq.m. (927 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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