





**EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY OFFERING EXCELLENT FAMILY LIVING ACCOMMODATION. Positioned on a quiet cul de sac within Kirk Sandall, this property is now available for sale and an early inspection is recommended. The house is beautifully presented and briefly comprises of entrance hallway, lounge, kitchen, extended dining room, stairs to the first floor landing, three spacious bedrooms, bathroom, off street parking beneath the car port, front and rear gardens. FANTASTIC BUY IN DN3.**



**ENTRANCE HALL**

3' 10" x 7' 1" (1.18m x 2.17m) This lovely house is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, laminate flooring, stairs to the first floor and door to the lounge.

### LOUNGE

11' 8" x 16' 4" (3.57m x 4.98m) Beautiful bright reception room with front facing double glazed window, radiator, picture rail, storage cupboard, TV aerial point, coal effect gas fire with decorative surround and door to the kitchen.

### KITCHEN

14' 6" x 8' 8" (4.43m x 2.66m) Fantastic kitchen space with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, partially tiled splash backs, four ring gas hob with extractor fan above, plumbing for a washing machine, integrated dishwasher, space for a fridge, tiled flooring, rear facing double glazed window, rear facing double glaze frosted door to the garden and open access to the extended dining area.

### EXTENDED DINING ROOM

9' 3" x 10' 11" (2.83m x 3.34m) Great additional dining space to create an open plan entertaining space with the kitchen, rear facing double glazed window, radiator, ceiling fan, space for a fridge/freezer and laminate flooring.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

6' 5" x 9' 4" (1.97m x 2.86m) Providing access to all bedrooms/bathroom, side facing double glazed window, storage cupboard, loft access point and drop down ladder.

### BEDROOM

7' 10" x 13' 7" (2.41m x 4.16m) Double bedroom positioned at the rear of the house with rear facing double glazed window and radiator.

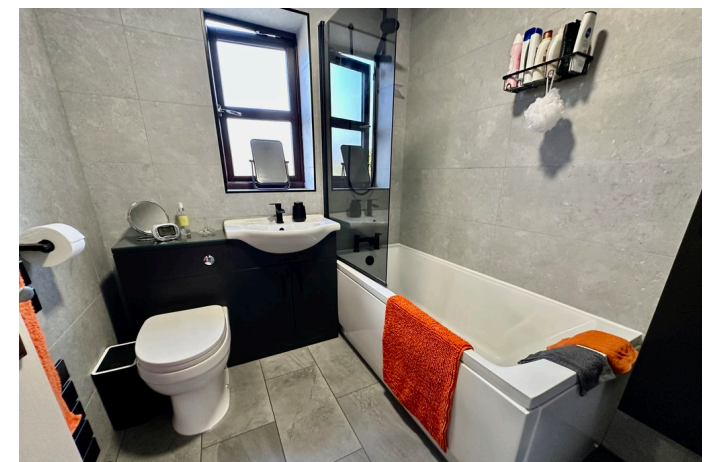


### BEDROOM

7' 10" x 9' 8" (2.41m x 2.96m) Further double bedroom with fitted sliding wardrobes, front facing double glazed window and a radiator.

### BEDROOM

6' 5" x 8' 10" (1.97m x 2.70m) Single bedroom at the rear of the house with radiator and rear facing double glazed window.







### **BATHROOM**

6' 3" x 6' 7" (1.92m x 2.01m) Beautifully presented bathroom with three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with shower screen, electric shower unit, black heated towel radiator, tiled flooring, tiled walls, extractor fan, storage cabinet and front facing double glazed frosted window.

### **FRONT GARDEN & DRIVEWAY**

Small lawned garden with mature bushes, open access to the driveway providing off street parking beneath the carport and side access via a gate to the rear garden.



### **CARPORT**

Attached to the side of the house.

### **REAR GARDEN**

Fence enclosed garden with paved patio, lawned area, external power point and shed included.

### **NOTES**

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: B**

**HEATING SYSTEM: GAS FIRED COMBINATION**

**BOILER**

**INSTALLATION DATE: SEPTEMBER 2024**

**LAST SERVICE: 2025**

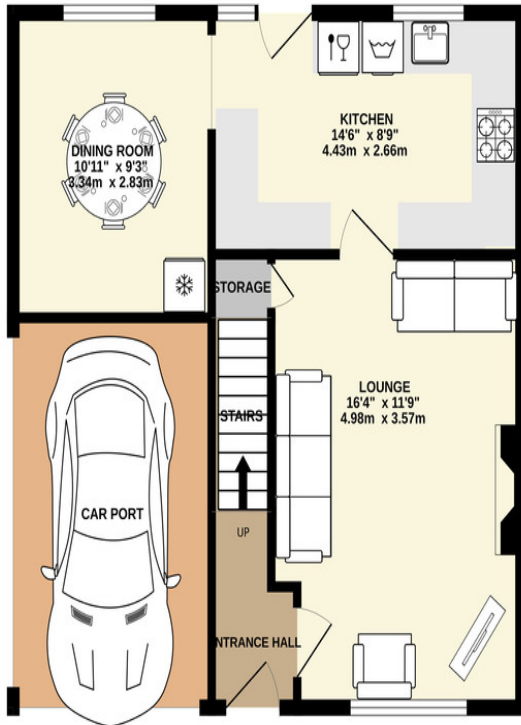
**REAR EXTENSION COMPLETED WITH**

**RELEVANT PERMISSION**

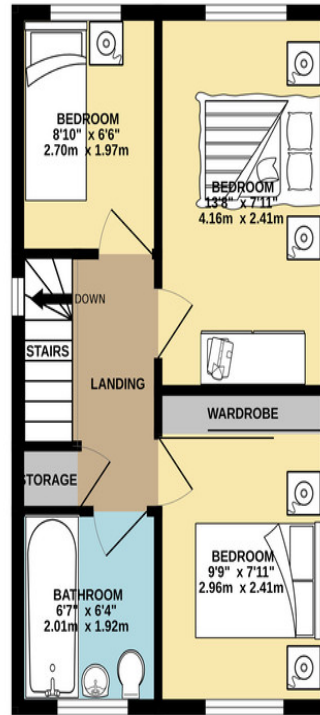
**SERVICES: MAINS**



GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		