



**Beal Lane, Beal, DN14 0SQ**  
£200,000



- Two Bedroomed Semi Detached Cottage
- 75 M2 / 807 Sq. Ft.
- South Facing Garden
- Semi Detached Garage and Driveway
- Mains Gas Central Heating. Mains Electricity
- Mains Water Supply. Mains Drainage
- BRICK BUILT CONSTRUCTION
- Freehold
- EPC Rating 'C' (70)
- Council Tax Band 'A'



Step through the sliding patio doors at the rear of this two-bedroom semi-detached cottage and let the story of home unfold around you.

Light pours in from every angle in this through lounge/diner. This generous sized room offers space to gather the whole family around the multi-fuel stove, which sits center stage of the room. A dining table sits neatly by the patio doors and the staircase opposite, leads up to the first floor accommodation.

The practical kitchen, is thoughtfully arranged with an abundance of counter space and storage, making culinary comforts a daily delight. French doors leads through into the conservatory, which is currently used as a peaceful sitting as it overlooks the garden.

Upstairs are two 'double' side bedrooms and a modern family bathroom which is crisply finished, offering a refreshing start to the day or a soothing soak before bed.

Outside, to the rear of the home is a South facing mature garden.

The semi-detached garage and driveway offer practical convenience, keeping your car close by and providing extra space for hobbies, tools, or treasured keepsakes.

So, whether you're searching for your first step onto the property ladder or a charming place to downsize, this cottage is waiting to write its next story with you.

### **Important Information**

- The boiler was installed in 2007 and last serviced in 2021.
- Allerton Damp Proofing Guarantee – 20 Years from 2021
- Conservatory Windows Replaced 2015

### **Property Information Disclaimer**

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

### **We advise all prospective purchasers to:**

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

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No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

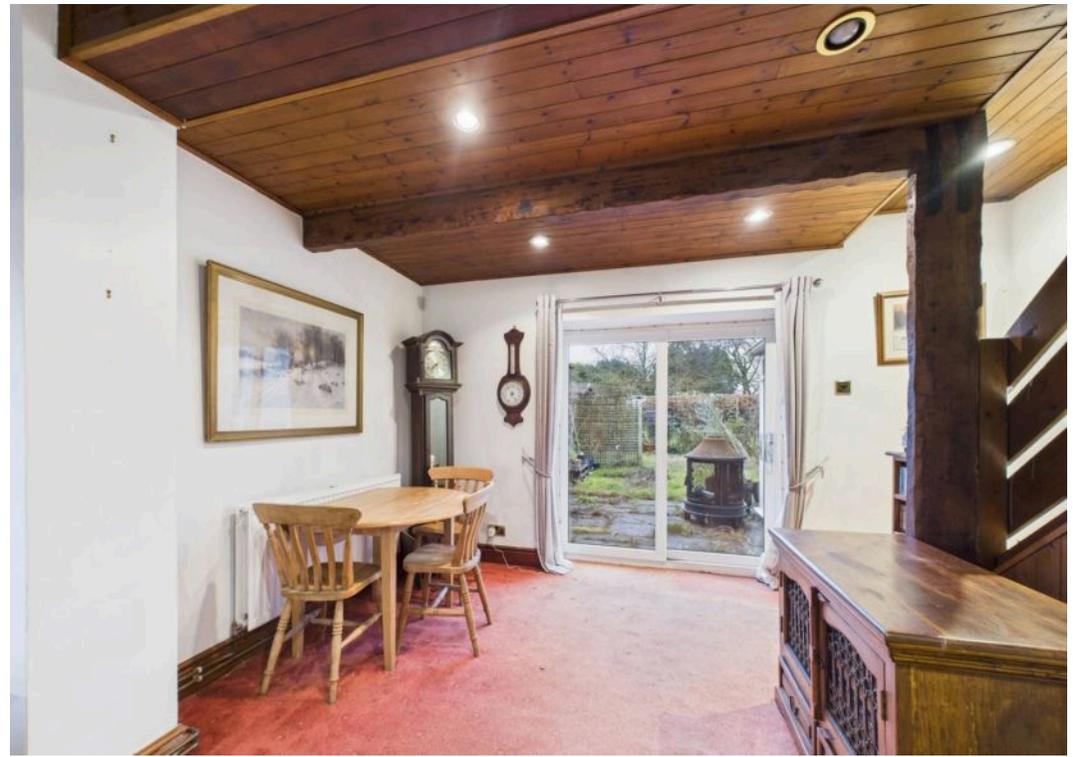
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

100.8 m<sup>2</sup>

1085 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



**JP Harll**

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