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NG15 7HJ

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Sales & Lettings

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**NO  
CHAIN**

**10 YEW TREE ROAD  
HUCKNALL  
NOTTINGHAM  
NG15 6AQ**



**£175,000**

**VIEWING:**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ

- Semi Detached Property
- Two Bedrooms
- Driveway
- Enclosed Rear Garden
- Close to Hucknall Town Centre, Train, Tram & Bus Routes

## **10 YEW TREE ROAD, HUCKNALL, NOTTINGHAM**

Front entrance door into:

### **HALLWAY**

With laminate flooring, ceiling light point, smoke alarm, radiator, power point, under stairs storage cupboard and stairs to first floor landing.

### **LOUNGE - DINING ROOM**

**20'3 x 11'0 max** With coved ceiling, two ceiling light points, wall mounted gas fire, power points, TV aerial point, two radiators, UPVC double glazed window overlooking the rear garden and UPVC double glazed window overlooking the front garden.



### **KITCHEN**

**9'0" x 7'8" max** With a range of wall and base units with roll top work surfaces, radiator, ceiling light point, UPVC double glazed window overlooking the rear garden, single drainer stainless steel sink, electric oven with hob, extractor fan, power points, doorway to side and thermostatically controlled radiator.



## **10 YEW TREE ROAD, HUCKNALL, NOTTINGHAM**

### **LANDING**

With UPVC double glazed opaque window to the side, ceiling light point, smoke alarm, access to roof space and power points.

### **BEDROOM ONE**

**14'4" excluding built in cloaks cupboard x 10'6"** With ceiling light point, thermostatically controlled radiator, power points, telephone point, two UPVC double glazed windows to the front and built in cloaks cupboard with ceiling light point.



### **BEDROOM TWO**

**11'0" x 9'6"** With UPVC double glazed window to the rear, thermostatically controlled radiator, ceiling light point, power points and built in airing cupboard.



## **10 YEW TREE ROAD, HUCKNALL, NOTTINGHAM**

### **BATHROOM**

With panelled bath, tiled surround and shower over, extractor fan, ceiling light point, coved ceiling, thermostatically controlled radiator, wash hand basin, low flush WC and UPVC double glazed opaque window to the rear.



### **OUTSIDE**

Double wrought iron gates opening onto driveway providing private parking. The remainder of the front garden has been made low maintenance with gravelled and paved areas. Pathway to gated access to the side and rear of the property. The rear garden is fully enclosed with a mixture of fencing and has been made low maintenance.



**10 YEW TREE ROAD, HUCKNALL, NOTTINGHAM**

**ADDITIONAL INFORMATION**

**Council Tax Band: A**

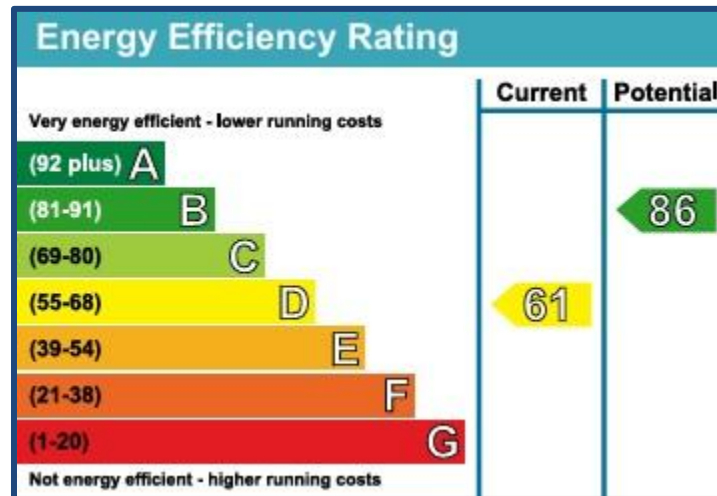
**Local Authority: Ashfield District Council**

**Primary School – Butler's Hill Infant and Nursery School**

**Secondary School – National Academy**

**Stamp Duty on Asking Price: £1000** (Additional costs may apply if being purchased as a second property)

**EPC GRAPH**



## **10 YEW TREE ROAD, HUCKNALL, NOTTINGHAM**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.