

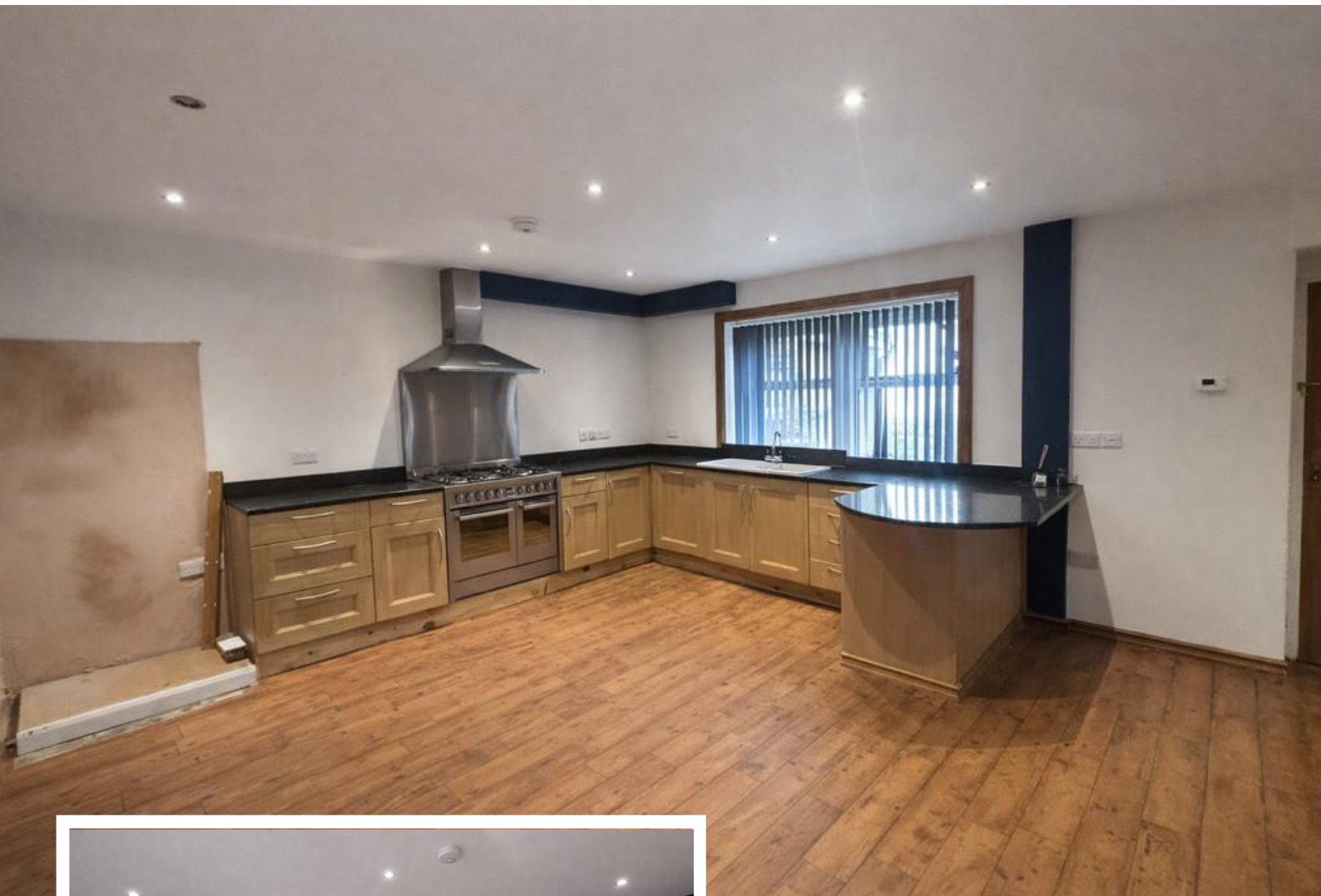


## Back Lane

- THREE BEDROOM MID-TERRACED
- STUNNING OPEN VIEWS
- SCOPE FOR UPDATING AND PERSONALISATION
- SPACIOUS LIVING AREAS IDEAL FOR SOCIALISING

**Offers In Region Of £194,950**  
EPC Rating '63'





## Property Description

### DESCRIPTION

A unique opportunity to acquire a Grade II listed three-bedroom mid-terraced property steeped in local history, formerly known as the Duke of York public house. Now offered as a residential home, this characterful property would benefit from some updating, while offering excellent potential to create a distinctive and comfortable home. The accommodation provides generous living space throughout, with well-proportioned rooms that allow for flexible use and personalisation.

The property benefits from three good-sized bedrooms and spacious living areas ideal for both everyday living and entertaining. A particular highlight is the stunning open views, providing an attractive outlook and enhancing the overall appeal of the home. Retaining elements of its historic past, this former public house presents a rare opportunity to enhance a property with character and charm, without the need for extensive works. With a little vision, it could become a truly special home.

### FRONT ENTRANCE

9' 0" x 5' 09" (2.74m x 1.75m) Housing the boiler and



central heating system, the front entrance porch provides a practical entry point with access into the main accommodation of the property.

#### KITCHEN

14' 10" x 18' 01" (4.52m x 5.51m) A well-proportioned kitchen fitted with granite worktops, offering ample preparation space. A front-facing window allows for plenty of natural light, complemented by a central heating radiator. The kitchen provides access to the cellar via a door, ideal for storage, and also features the main stairway leading to the first-floor accommodation, creating a practical and central hub of the home.



#### LIVING ROOM

14' 10" x 18' 02" (4.52m x 5.54m) A spacious and versatile living room featuring neutral décor throughout, a central heating radiator, and a front-facing window providing plenty of natural light. Patio doors open out from the room, enhancing the sense of space and creating a seamless connection to the outside, ideal for both relaxing and entertaining.

#### HALLWAY

19' 03" x 2' 10" (5.87m x 0.86m) A central hallway providing access to all first-floor rooms, offering a practical and well-connected layout and serving as a useful circulation space within the home.



#### BEDROOM 1

14' 10" x 10' 07" (4.52m x 3.23m) A generously sized main bedroom featuring a front-facing window that allows for ample natural light. The room is finished in neutral décor, creating a calm and versatile space, and benefits from a central heating radiator. Access to the loft adds useful storage potential, enhancing the practicality of the room.

#### BEDROOM 2

11' 07" x 10' 08" (3.53m x 3.25m) A well-proportioned second bedroom finished in neutral décor, offering a bright and comfortable space. The room benefits from a front-facing window allowing natural light to fill the room, along with a central heating radiator, making it suitable for a variety of uses.



#### BEDROOM 3

14' 06" x 6' 11" (4.42m x 2.11m) A characterful third bedroom featuring exposed wooden beams that add charm and personality to the space. Finished in neutral décor, the room benefits from a front-facing window providing natural light and a central heating radiator, making it a warm and inviting room suitable for a variety of uses.



#### **PURCHASE DETAILS:**

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		