





WONDERFUL DECEPTIVELY SPACIOUS FAMILY HOME IN KIRK SANDALL, OFFERING THREE BEDROOMS AND SHOULD BE VIEWED PROMPTLY. This is a great opportunity to purchase a three bedroom semi-detached house on a sought after residential estate within DN3. The local amenities are nearby, including rail link and easy access to the M18. An internal inspection is essential to appreciate this lovely accommodation that briefly comprises of entrance hallway, lounge, kitchen/diner, stairs to the first floor landing, three bedrooms, bathroom with three piece suite, front garden, driveway, garage and rear enclosed garden. VIEW THIS TODAY.

ENTRANCE HALL

3' 9" x 7' 0" (1.16m x 2.14m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, laminate flooring, radiator, coving and stairs to the first floor.

LOUNGE

11' 1" x 16' 4" (3.39m max x 4.99m) Fabulous reception space with door to the kitchen, front facing double glazed window, radiator, coal effect gas fire with decorative surround, laminate flooring, coving and storage cupboard beneath the stairs.

KITCHEN/DINER

14' 6" x 8' 8" (4.42m x 2.66m) Open plan kitchen/dining space with a range of fitted cabinetry, work surfaces incorporating a single and half bowl sink with drainer, four ring gas hob with extractor fan above, electric single oven, space for a fridge/freezer, plumbing for a washing machine, partially tiled walls, laminate flooring, radiator, rear facing double glazed window and rear facing double glazed door to the garden.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 5" x 9' 4" (1.96m x 2.85m) Providing access to all bedrooms/bathroom, side facing double glazed window, coving, storage cupboard and loft access point.

BEDROOM

7' 10" x 11' 7" (2.41m x 3.54m) Spacious double bedroom with front facing double glazed window, radiator, laminate flooring and coving.



BEDROOM

7' 10" x 7' 10" (2.41m x 2.40m) Second lovely bedroom with rear facing double glazed window, radiator, laminate flooring and coving.

BEDROOM

6' 5" x 8' 9" (1.96m x 2.68m) To the rear of the house a single third bedroom with rear facing double glazed window, radiator and laminate flooring.







BATHROOM

6' 4" x 6' 7" (1.95m x 2.03m) Nicely presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin, bath with shower curtain rail mounted above, electric shower unit, partially tiled walls, heated towel radiator, extractor fan and front facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

With small lawned front garden, mature tree/bushes, open access to the driveway and provides off street parking.



GARAGE

Single attached garage.

REAR GARDEN

Fence enclosed rear garden, paved patio, lawned area, mature tree/shrubs and a shed.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED COMBINATION

CENTRAL HEATING SYSTEM

INSTALLATION DATE: 2025

LAST SERVICE: NOT DUE YET

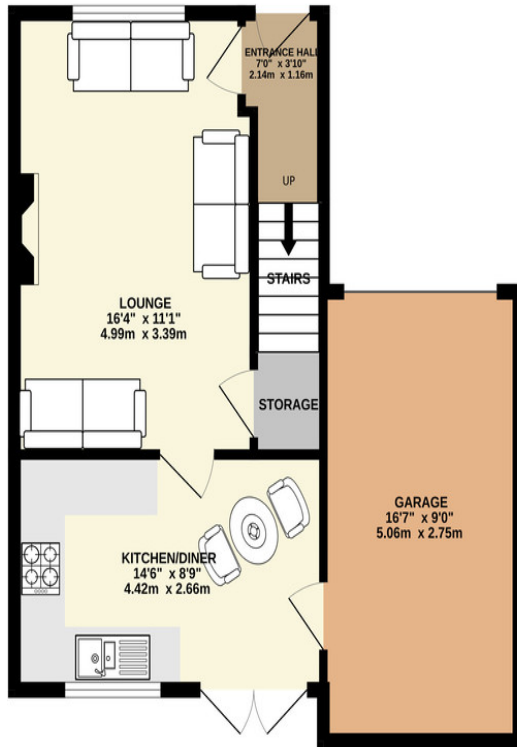
RECENT ALTERATIONS: NEW FRONT DOOR,

REAR FRENCH DOORS AND REAR WINDOW - 2026

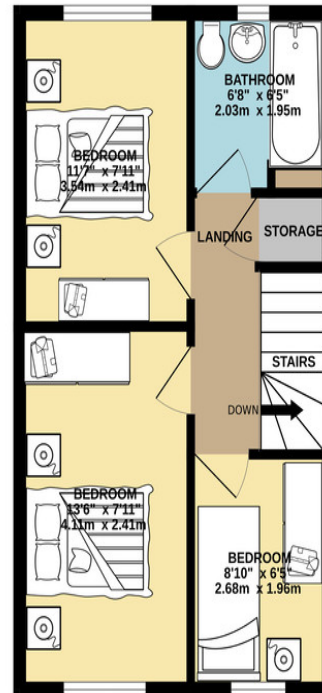
SERVICES: MAINS



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		