



- 3/4 Bedrooms
- Semi Detached

#### Entrance

Via UPVC double glazed door with side panel.

#### Entrance Hall

Doors to lounge, kitchen and fourth bedroom/playroom. Stairs to first floor with under stairs storage cupboard. Laminate flooring.

#### Lounge/Diner 22'7 x 12'3 (6.88m x 3.73m)

UPVC double glazed window to rear. Contemporary fireplace with inset TV mounting area. Two radiators. Telephone point. TV point. Double glazed patio doors to rear with far reaching views.

#### Kitchen 16'7 x 10'0 (5.05m x 3.05m)

Two UPVC double glazed windows to front and side aspect. Range of brand new Magnet eye level and base storage units with roll edge work surfaces. One and a half bowl sink unit with drainer and mixer tap over. Range oven with matching extractor hood over. Further appliance space. Integrated washer/dryer, dishwasher and fridge/freezer. Laminate flooring. Double glazed door to side aspect.

#### Bedroom Four/Playroom 13'6 x 9'2 (4.11m x 2.79m)

UPVC double glazed window to front. Radiator. Carpet.

#### First Floor

#### Landing

Doors to bedrooms and bathroom. Airing cupboard housing hot water tank. Access to loft space.

#### Bedroom One 13'6 x 11'10 (4.11m x 3.61m)

Double glazed window to front. Coving. Radiator.

#### Bedroom Two 11'8 x 8'11 (3.56m x 2.72m)

Double glazed window to rear with exceptional views over the Slad valley. Coving. Radiator.

#### Bedroom Three 8'3 x 7'1 (2.51m x 2.16m)

Double glazed aluminium window to side aspect. Under eaves storage cupboard. Radiator.

#### Bathroom

Double glazed window to side aspect. Freestanding bath with shower attachment, vanity wash hand basin, low level WC. Part tiled walls.

- Stunning Views
- Completely Modernised

Towel rail. Tiled flooring.

#### Front Of Property

Gravelled driveway parking providing ample off road parking. Pedestrian access to side leading to rear garden.

#### Rear Of Property

Balustrade raised balcony/patio with steps down to garden and far reaching views over Slad Valley. Mainly laid to lawn with a variety of shrubs and small trees.

#### Tenure - Freehold

#### Details Created - 05.07.19

#### Energy Performance Certificate

#### Agents Note - Should your offer be accepted

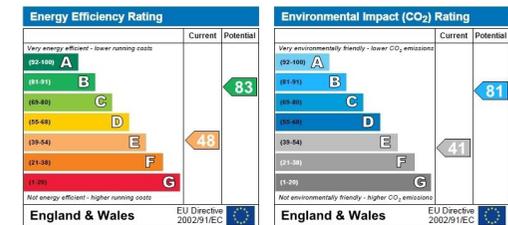
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#### DIRECTIONS

For sat nav purposes the postcode for the property is GL5 1PQ.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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