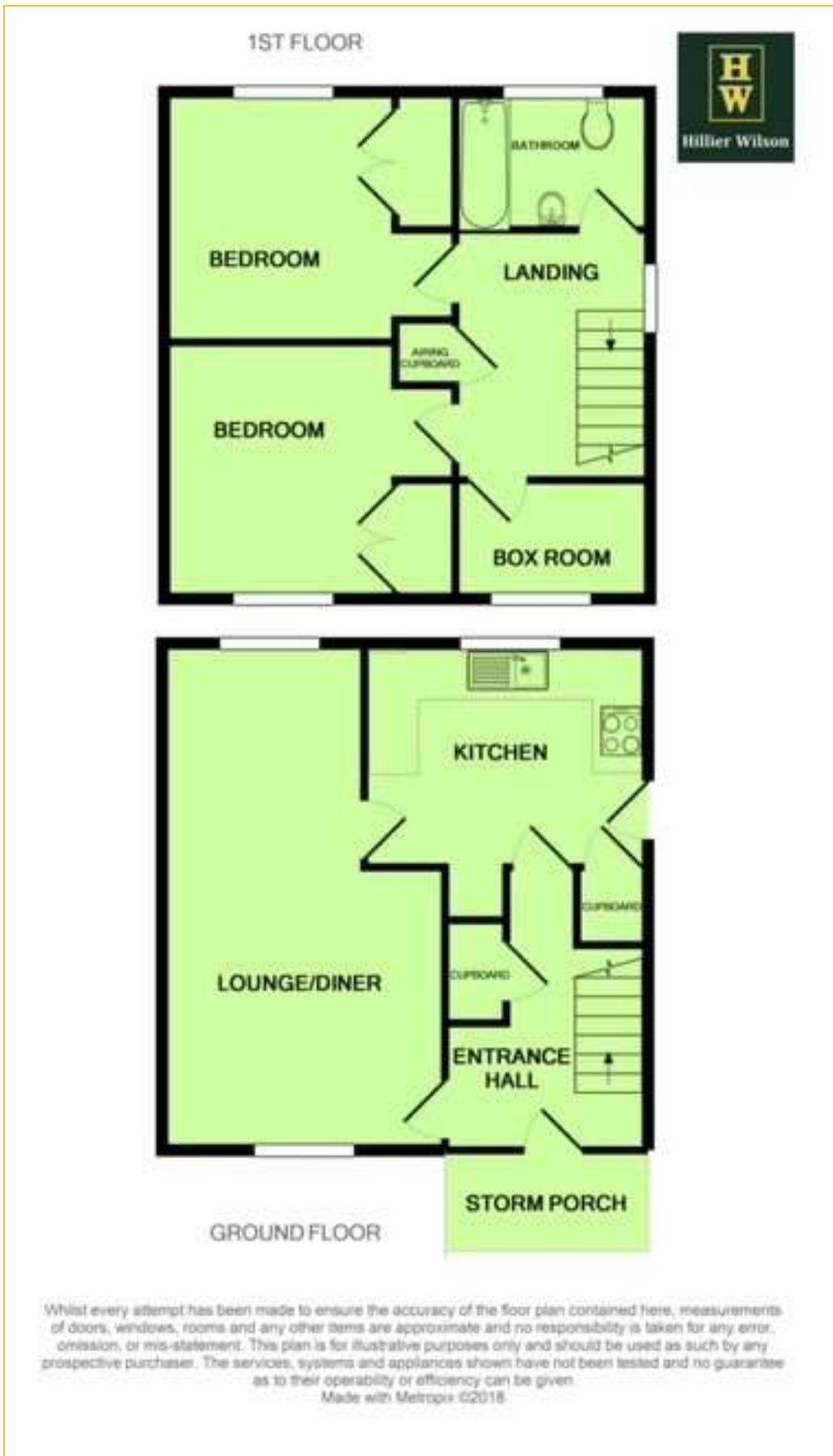


37a York Road
Broadstone BH18 8EW

Price **£350,000** Freehold



A WELL PRESENTED TWO BEDROOM
SEMI DETACHED HOUSE SET IN A
CONVENIENT LOCATION WITHIN
WALKING DISTANCE OF BROADSTONE'S
SHOPS AND AMENITIES.



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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*** STORM PORCH**

*** ENTRANCE HALL**

*** LOUNGE/DINING ROOM 20'8" (MAXIMUM) x 11'2" (MAXIMUM)
(6.33m x 3.41m)**

*** KITCHEN 11'3" x 8'6" (3.44m x 2.62m)**

*** BEDROOM ONE 11'2" TO WARDROBE FRONTS x 9'8" (3.41m x 2.98m)**

*** BEDROOM TWO 11'2" TO WARDROBE FRONTS x 9'8" (3.41m x 2.98m)**

*** BOX ROOM 5'6" x 4'7" (1.7m x 1.43m)**

*** FAMILY BATHROOM 7'7" x 5'4" (2.34m x 1.64m)**

*** OFF ROAD PARKING**

*** REAR GARDEN**

*** UPVC DOUBLE GLAZED WINDOWS**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**







ABOUT THIS PROPERTY

The front door leads into the entrance hall with built in storage cupboard. The lounge/dining room has dual aspect windows with double opening patio doors to the rear garden. The kitchen has a range of wall mounted and base storage cupboards and drawers, roll top work surfaces, single bowl single drainer sink unit with mixer tap, part tiled walls, tiled floor, space and plumbing for dishwasher and washing machine, integrated oven with four ring burner gas hob and extractor fan above, space for upright fridge/freezer and further built in cupboard, door gives access to the side aspect.

Stairs lead from the entrance hall to the first floor landing with built in cupboard and access to the loft space. Bedrooms one and two both have built in wardrobes. There is also a box room, which would make an ideal cot room or study, with window to the front aspect. The bathroom is to the rear of the property with a white suite comprising panel enclosed bath with mixer tap, shower and shower screen, wash hand basin with mixer tap, fitted mirror and vanity unit beneath, close coupled WC, wall mounted heated towel rail, mirrored medicine cabinet and obscured glazed window to the side and rear aspects.

To the front of the property, there is a block paved driveway providing generous off road parking and a small lawned area. The rear garden is predominantly laid to lawn with shrub and herbaceous borders and timber storage shed.



DIRECTIONS:

From Broadstone Centre proceed down York Road and the property can be found on the left hand side just after Selby Close.

COUNCIL TAX: Band B BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band C

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1811