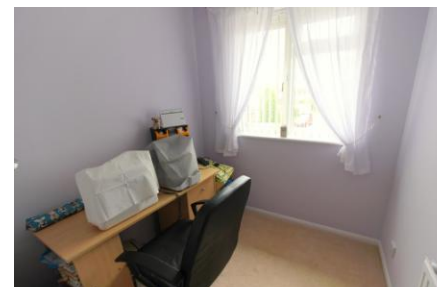




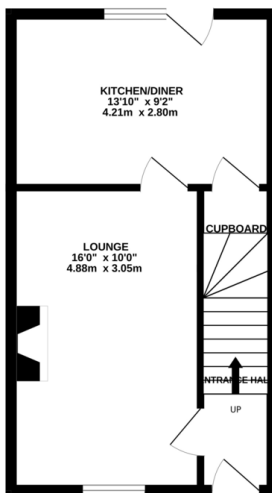
## FOR SALE

3 Bed Semi-Detached House in Yarrow Close, Hamilton, LE5 1TB  
Offers Over £260,000

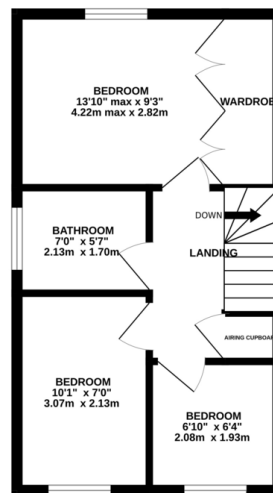
Three bedroom semi detached property occupying a quiet cul-de-sac position in the ever popular Hamilton. The accommodation comprises entrance hall, lounge, kitchen diner, three bedrooms, bathroom, front and rear gardens, off road parking and detached garage. For more information or to view the property call Phillips George today!



GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other areas 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 operation or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

- Semi Detached
- Three Bedrooms
- Quiet Cul-De-Sac
- Modern Bathroom
- Detached Garage
- Popular Location
- Pleasant Rear Garden
- Close To Amenities

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

