

Details as provided by the vendor



9 Barrel Lane, Warmsworth

A fantastic opportunity to purchase an architect designed 3 formerly 4 bedroom detached family home situated within a substantial plot offering an excellent range of accommodation including a purpose built office space to the rear of the garage which could suit a self employed person working from home including a wc and storage facility, double garage, gas heating, large lounge, beautiful conservatory and superb rear garden with driveway for numerous vehicles, ideal for the growing family, & comprises of : entrance hallway, downstairs wc, lounge, dining room, kitchen, utility, bedroom/study, 1st floor landing & 2 double bedrooms, ensuite & bathroom suite, shared driveway leading to a double garage, patio great for seating and entertaining, close to the A1m which opens up many other motorway network communications, local shop facilities and amenities, viewing highly recommended.

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ENTRANCE HALLWAY



LOUNGE

24' 2" x 11' 0" (7.37m x 3.35m)



DINING ROOM

9' 4" x 9' 6" (2.84m x 2.9m)



CONSERVATORY

20' x 13' 2" (6.1m x 4.01m)



KITCHEN

10' 2" x 12' 6" (3.1m x 3.81m)



UTILITY ROOM

5' 5" x 9' 6" (1.65m x 2.9m)

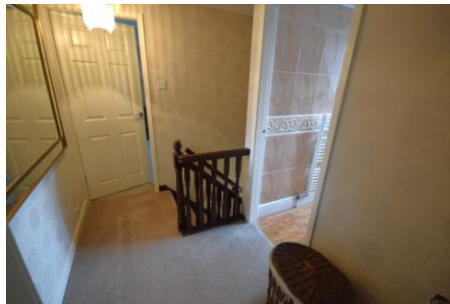


BEDROOM

10' 2" x 11' 1" (3.1m x 3.38m)



LANDING



BEDROOM

17' 4" x 11' (5.28m x 3.35m)



ENSUITE



BATHROOM

6' 1" x 8' 3" (1.85m x 2.51m)



BEDROOM

17' 1" x 10' 2" (5.21m x 3.1m)



GARDEN



GARAGE



DATED - 20/05/2024

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

