

ON HOLD



Southroyd Park,

2 Bedrooms, 1 Bathroom, Town House

Guide Price £175,000



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- FANTASTIC LOCATION
- SIZEABLE GARDEN
- MODERN KITCHEN
- GAS CENTRAL HEATING
- OFF ROAD PARKING 2 CARS

LIVING ROOM 11' 3" x 12' 10" (3.43m x 0m) Living room with feature fireplace , Upvc double glazed window to front elavation , central heating radiator.

BREAKFAST KITCHEN 15' 2" x 7' 6" (4.62m x 2.29m) Breakfast Kitchen with a good range of modern high level, wall and base units with contrating worktops and tiled splashback. Four ring gas hob, electric oven. Useful under stair storage cupboard. Views to rear garden and rear door access.

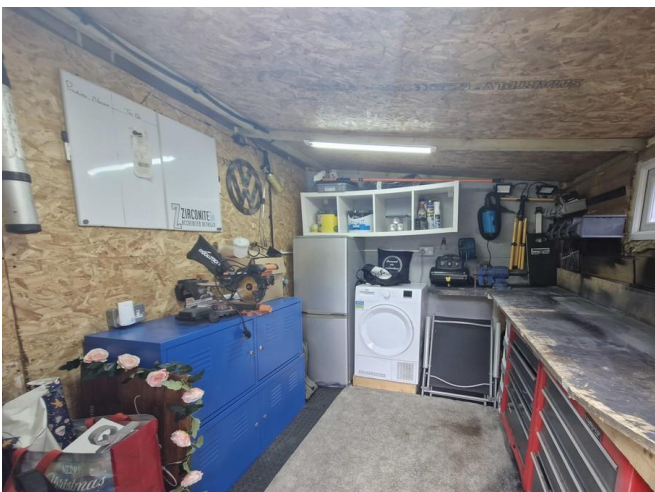
PRIMARYDOUBLE BEDROOM 11' 11" x 11' 2" (3.63m x 3.4m) Spacious double bedroom to front elevation. Built in wardrobe. Upvc double glazed window to front elevation and central heating radiator.

DOUBLE BEDROOM 8' 8" x 8' 9" (2.64m x 2.67m) Good sized double bedroom with Upvc double glazed window to rear elevation and central heating radiator. Views over rear garden

SHOWER ROOM 6' 1" x 5' 0" (1.85m x 1.52m) Lovely modern shower room : Comrpising: Corner glass shower cubicle with mixer shower, low level WC and hand wash basin.

OUTSIDE FRONT Gravelled off road car parking to front of property with space for up to 2 small cars.

OUTSIDE REAR Superb sizeable garden to rear with raised decking patio and work/storage shed with electrics. Steps leading to mainly laid to lawn garden and extended garden. Uninterrupted views from the patio makes this a fantastic space for that Alfresco living.

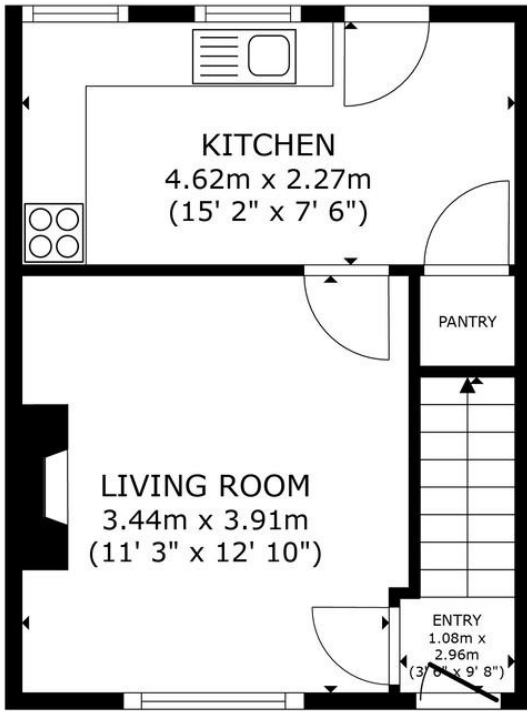




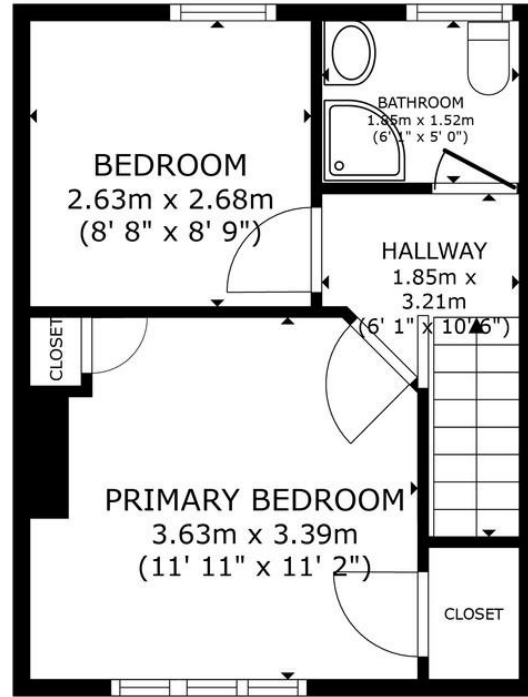


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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
GROUND FLOOR 29.0 m² (312 sq.ft.) FIRST FLOOR 28.3 m² (304 sq.ft.)
TOTAL : 57.3 m² (616 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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