

92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

87 B → 74 C →



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Denotes head height below 1.5m

Ground Floor Approx 46 sq m / 496 sq ft  
First Floor Approx 45 sq m / 488 sq ft



Approx Gross Internal Area  
91 sq m / 984 sq ft

BARKERS  
OPENING DOORS FOR YOU

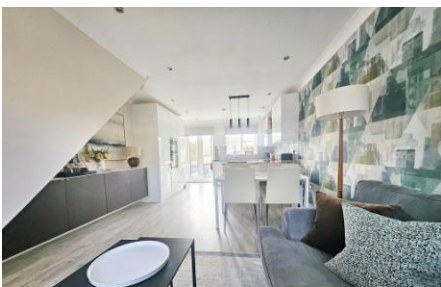


8 Farfield Rise

Bailiff Bridge, HD6 4FG

£249,995

- BEAUTIFULLY PRESENTED SEMI DETACHED
- ENTRANCE HALL
- OPEN PLAN LOUNGE/DINER/KITCHEN
- CLOAKS/W.C.
- THREE DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- DRIVEWAY & INTEGRAL GARAGE
- GARDEN TO THE REAR
- SUMMERHOUSE



## Full Description

Offered for sale is this beautifully presented three DOUBLE bedroomed semi detached property which has been finished to a very high standard throughout with quality fixtures and fittings and must be viewed to be appreciated. Ideally situated within easy reach of local schools, bus routes, amenities and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The property benefits from PVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, open plan lounge/diner/kitchen, cloaks/W.C., three double bedrooms and a modern shower room. Externally there is a driveway to the front which provides private parking and leads to an integral garage. To the front there is a mature garden with hedging whilst to the rear there is an enclosed garden with a stone paved patio areas, gravel and planted borders with mature plants and shrubs. There is an outside tap and power point and a summerhouse with power providing an ideal place for entertaining.

### ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor landing and a door leads into the lounge.

### OPEN PLAN LOUNGE/DINER/KITCHEN

25' 5" x 11' 11" (7.75m x 3.63m)

This fantastic space is light and airy and has laminate flooring and inset spotlights to the ceiling. There are living and dining areas and a modern fitted kitchen. The kitchen has a range of white gloss wall and base units with complementary granite work surfaces, tiled splash-backs and an inset 1 1/2 bowl sink with a rinser tap. Built-in double electric oven, induction hob with a chimney style extractor over and an integral full height fridge and dishwasher. Useful pan drawers, French doors lead out to the rear garden and a further door leads to the rear hall.

### REAR HALL

Doors lead to the cloaks/W.C., integral garage and out to the rear garden.

### CLOAKS/W.C.

5' 0" x 3' 9" (1.52m x 1.14m)

Fitted with a two piece white suite which comprises of a W.C. and wash basin inset into a vanity unit. Laminate flooring and a chrome heated towel radiator.

### FIRST FLOOR LANDING

Doors lead to three double bedrooms and the modern shower room. Access to a part boarded loft via a drop down ladder.

### BEDROOM ONE

19' 3" x 8' 6" (5.87m x 2.59m)

Double room with a dual aspect windows and inset spotlights to the ceiling.



### BEDROOM TWO

9' 11" x 9' 4" (3.02m x 2.84m)

Double room with built-in wardrobes providing plentiful storage. Inset spotlights to the ceiling.

### BEDROOM THREE

12' 1" x 8' 10" (3.68m x 2.69m)

Double room with built-in storage cupboards and inset spotlights to the ceiling.

### SHOWER ROOM

6' 9" x 5' 7" (2.06m x 1.7m)

Fitted with a three piece modern white suite which comprises of a walk-in shower enclosure, W.C. and a wash basin inset into a vanity unit. Heated chrome towel radiator.

### EXTERIOR

To the front there is a mature garden with hedging whilst to the rear there is an enclosed garden with a stone paved patio areas, gravel and planted borders with mature plants and shrubs. There is an outside tap and power point and a summerhouse with power providing an ideal place for entertaining.

### DRIVEWAY & GARAGE

Externally there is a driveway to the front which provides private parking and leads to an integral garage. The garage has useful work surface space, fitted cupboards and plumbing for a washing machine.

### ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - C

