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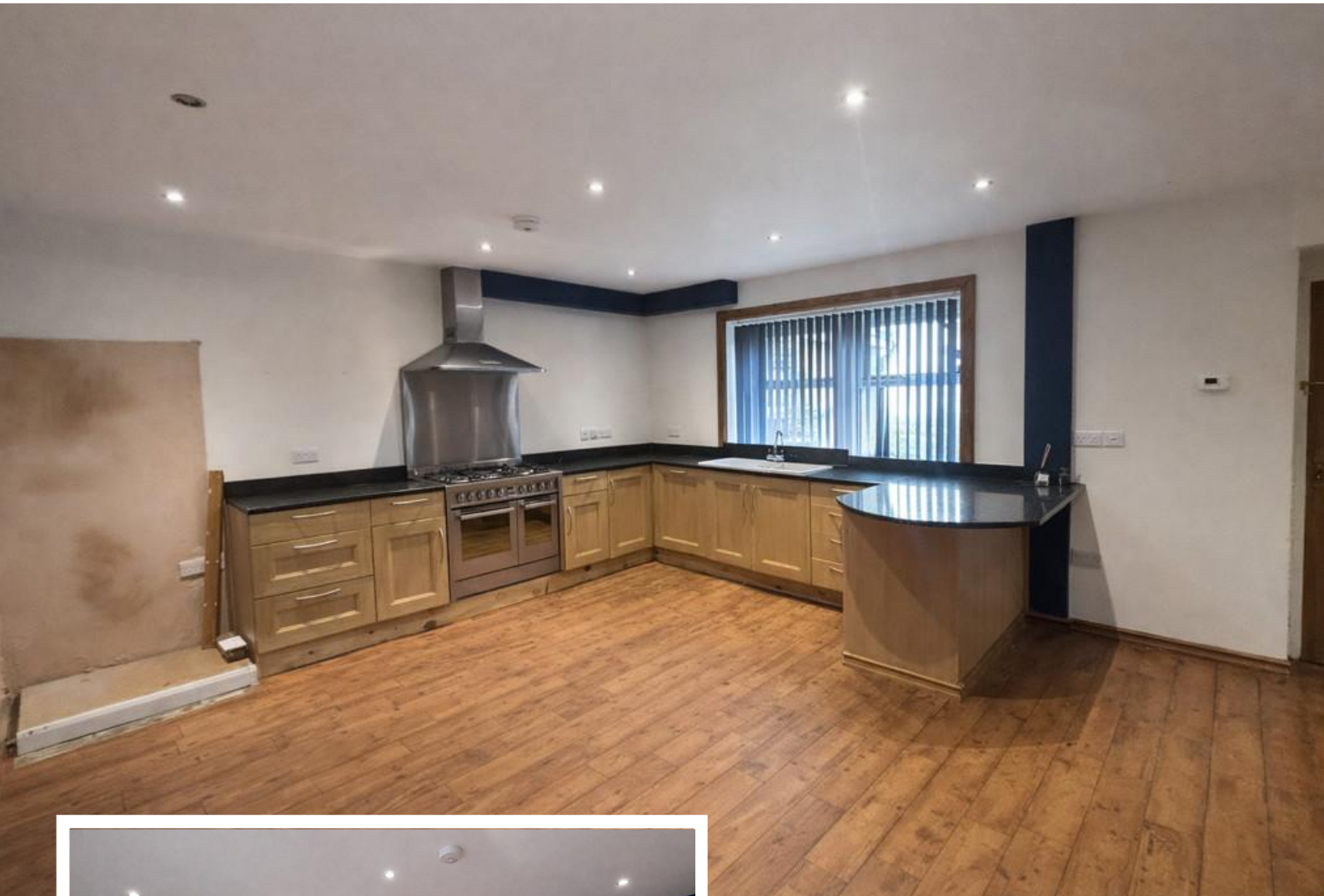
Back Lane

- THREE BEDROOM MID-TERRACED
- STUNNING OPEN VIEWS
- SCOPE FOR UPDATING AND PERSONALISATION
- SPACIOUS LIVING AREAS IDEAL FOR SOCIALISING

£200,000

EPC Rating '63'





Property Description

DESCRIPTION

A unique opportunity to acquire a Grade II listed three-bedroom mid-terraced property steeped in local history, formerly known as the Duke of York public house. Now offered as a residential home, this characterful property would benefit from some updating, while offering excellent potential to create a distinctive and comfortable home. The accommodation provides generous living space throughout, with well-proportioned rooms that allow for flexible use and personalisation. The property benefits from three good-sized bedrooms and spacious living areas ideal for both everyday living and entertaining. A particular highlight is the stunning open views, providing an attractive outlook and enhancing the overall appeal of the home. Retaining elements of its historic past, this former public house presents a rare opportunity to enhance a property with character and charm, without the need for extensive works. With a little vision, it could become a truly special home.



FRONT ENTRANCE

9' 0" x 5' 09" (2.74m x 1.75m) Housing the boiler and central heating system, the front entrance porch provides a practical entry point with access into the main accommodation of the property.

KITCHEN

14' 10" x 18' 01" (4.52m x 5.51m) A well-proportioned kitchen fitted with granite worktops, offering ample preparation space. A front-facing window allows for plenty of natural light, complemented by a central heating radiator. The kitchen provides access to the cellar via a door, ideal for storage, and also features the main stairway leading to the first-floor accommodation, creating a practical and central hub of the home.



LIVING ROOM

14' 10" x 18' 02" (4.52m x 5.54m) A spacious and versatile living room featuring neutral décor throughout, a central heating radiator, and a front-facing window providing plenty of natural light. Patio doors open out from the room, enhancing the sense of space and creating a seamless connection to the outside, ideal for both relaxing and entertaining.

HALLWAY

19' 03" x 2' 10" (5.87m x 0.86m) A central hallway providing access to all first-floor rooms, offering a practical and well-connected layout and serving as a useful circulation space within the home.



BEDROOM 1

14' 10" x 10' 07" (4.52m x 3.23m) A generously sized main bedroom featuring a front-facing window that allows for ample natural light. The room is finished in neutral décor, creating a calm and versatile space, and benefits from a central heating radiator. Access to the loft adds useful storage potential, enhancing the practicality of the room.

BEDROOM 2

11' 07" x 10' 08" (3.53m x 3.25m) A well-proportioned second bedroom finished in neutral décor, offering a bright and comfortable space. The room benefits from a front-facing window allowing natural light to fill the room, along with a central heating radiator, making it suitable for a variety of uses.



BEDROOM 3

14' 06" x 6' 11" (4.42m x 2.11m) A characterful third bedroom featuring exposed wooden beams that add charm and personality to the space. Finished in neutral décor, the room benefits from a front-facing window providing natural light and a central heating radiator, making it a warm and inviting room suitable for a variety of uses.



PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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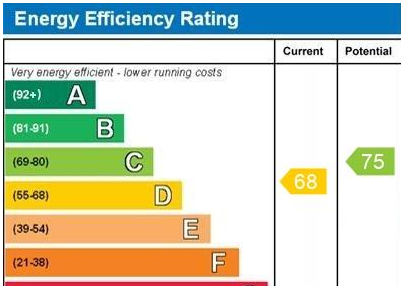
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