



Hood Street, St. Johns Chapel, DL13 1QL
2 Bed - House - Mid Terrace
Offers In Excess Of £110,000

ROBINSONS
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We have the pleasure in offering to the sales market this refurbished two/three double bedroom stone built terrace house, which benefits from having two reception room, useful utility room and conservatory. It is located in the popular village of St Johns Chapel where there is amenities, public houses, church, doctors surgery and is on a bus route.

The internal floor plan comprises of reception/bedroom three with original fireplace, lounge with stone flagged flooring, beamed ceiling and log burner, refitted kitchen with a range of wall, base and drawer units and breakfast bar, useful utility room and sun room to the rear. To the first floor there are two double bedrooms, the master having a shower cubicle and there is also a separate family bathroom, which is of generous size. Outside to the rear there is an recently landscaped enclosed yard with gated access which can be access from the front of the property.

The house is fully UPVC double glazed and is warmed by electric heaters and is within strolling distance of St Johns Chapel amenities and bus links.

An internal viewing comes highly recommended, please contact Robinson's today to arrange yours.

Reception/Potential Bedroom Three

13'9 x 10'11 (4.19m x 3.33m)

Accessed via double glazed entrance door, staircase leading to first floor landing, UPVC double glazed window, electric heater and attractive fireplace.

Lounge

13'8 x 12'0 (4.17m x 3.66m)

With log burner, UPVC double glazed window, stone flagged flooring, beamed ceiling.

Kitchen

7'10 x 13'3 (2.39m x 4.04m)

Fitted with a range of wall, base and drawer units with butcher block style working surfaces incorporating an inset sink unit with mixer tap, matching breakfast bar, stone flagged flooring, tiled splash backs, electric heater, inset spotlights to ceiling, space for range cooker and door giving access to sun room.

Sun Room

8'4 x 10'10 (2.54m x 3.30m)

With UPVC double glazed windows and french doors giving access to rear yard and wood effect laminate flooring.

Utility Room

3'4 x 6'4 (1.02m x 1.93m)

First Floor

Bedroom One

13'10 x 11'10 (4.22m x 3.61m)

With UPVC double glazed window to front aspect, central heating radiator, wardrobe and shower cubicle with electric shower.

Bedroom Two

13'8 x 7'9 (4.17m x 2.36m)

With UPVC double glazed window to front aspect, central heating radiator and fireplace.

Bathroom

8'0 x 14'9 (2.44m x 4.50m)

A three piece suite comprising of a roll top bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level w.c. tiled splash backs, electric heater, double glazed Velux window, two frosted double glazed windows and storage cupboard.

Outside

To the rear of the property there is a recently landscaped enclosed yard with gated access, and can be accessed directly from the front of the property.



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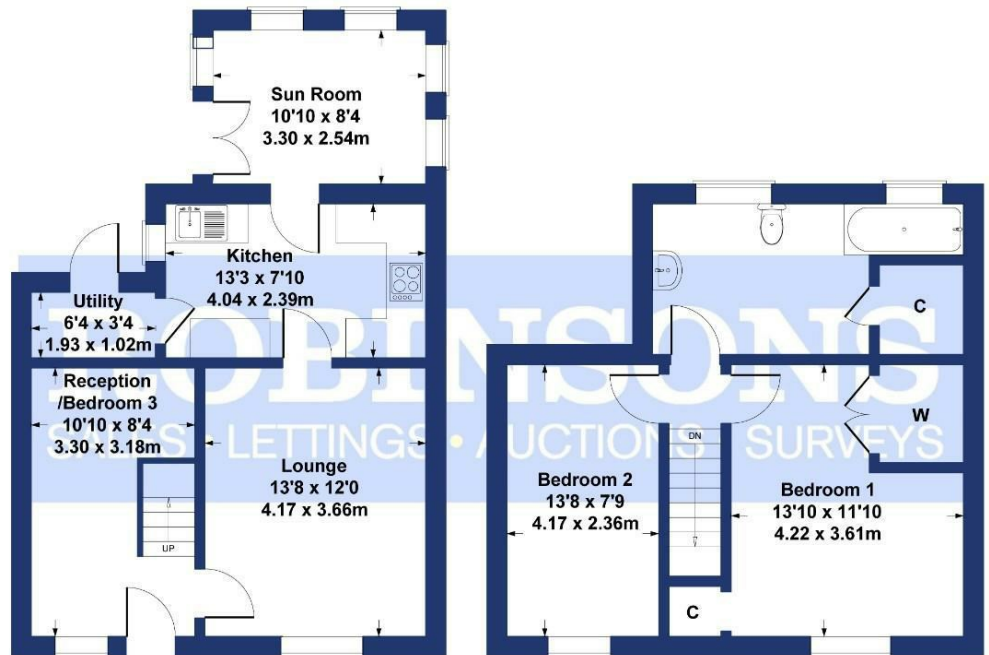
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hood Street, St Johns Chapel

Approximate Gross Internal Area
962 sq ft - 89 sq m



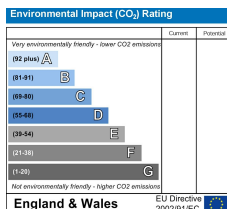
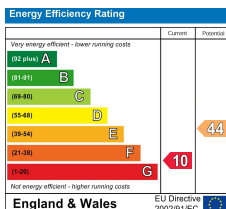
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



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