



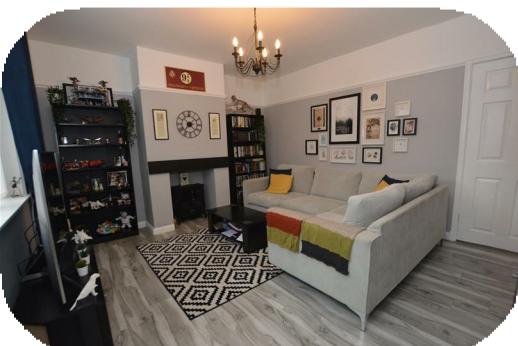
Holmfield Gardens, Holmfield,

£129,950

****SEMI-DETACHED**TWO BEDROOMS**CUL-DE-SAC****

Superbly presented two bedroom semi detached property. Situated on a quiet small cul-de-sac location with views to the front and spacious ENCLOSED GARDENS to SIDE AND REAR. Having been MODERNISED by the current owners the property would make an EXCELLENT PURCHASE for a FTB/Young Couple.

Briefly comprising of a vestibule, lounge, breakfast kitchen, two first floor bedrooms and a house bathroom. To the outside there is an enclosed garden to the side and rear with a DRIVEWAY to the front providing off street parking.



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Vestibule

With gas central heating radiator

Lounge

14'4" x 12'4" (4.37m x 3.76m)

Electric fire inset chimney breast, gas central heating radiator and double glazed window.

Dining Kitchen

17'4" x 7'7" (5.28m x 2.31m)

Fitted wall and base units with complementary work surface, stainless steel sink unit, tiled splash and floor, double oven, hood, plumbing for automatic washing machine, gas central heating radiator and two double glazed windows, pantry, upvc door leading to the rear.

First floor

Loft access and double glazed window.

Bedroom One

13'2" x 9'9" (4.01m x 2.97m)

Fitted wardrobe, gas central heating radiator and double glazed window.

Bedroom Two

10'6" x 10'5" (3.20m x 3.18m)

With gas central heating radiator and double glazed window.

Bathroom

Modern three piece suite comprising: P-Shaped bath, shower screen, low flush wc, pedestal basin, towel radiator, tiled walls and floor, double glazed window.

Exterior

To the outside there is a good sized enclosed garden with artificial lawn, patio area and shrubs. A driveway providing off street parking.

DISCLAIMER

Please note - this video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs."

Directions

From Queensbury office head west on High St/A647 towards Gothic Street Continue to follow A647 Turn right onto Windy Bank Lane Continue onto Brow Lane Continue onto Holdsworth Road Turn left onto Shay Lane Turn right to stay on Shay Lane where the property will be found on the right distinguishable by our for sale sign.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
		85				
		55				

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