

### BEDROOM 3

11' 8" x 11' 10" (3.58m x 3.63m)

Double glazed windows, built in double doors wardrobes with storage, a radiator and door to

### CLOAKSW.C

Low level W.C, hand wash basin with water fall style mixer taps/vanity unit and spotlight ceiling

### LOFT ROOM

8' 11" x 14' 1" (2.72m x 4.30m)

Double glazed window, double glazed Velux window, storage in both sides of eaves, feature beamed ceiling and a radiator

### GARAGE

Side access door and one window

### GARDEN

Extensive rear enclosed garden with paved seating areas, plants/shrubs, extensive lawned area, rockery, side access gate to extra storage area, 1 storage shed, side access gate to rear garden

### VIEWINGS

Key accompanied

### AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT \*\* This is non refundable once the AML check has been carried out \*\*

### General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

### Tenure

Freehold

### Council Tax Band

D

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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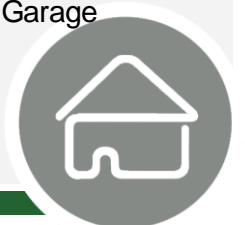
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Residential Sales Residential Lettings Commercial Sales & Lettings

## Yarlside Road | Barrow-in-Furness | LA13 0EY

Asking Price £305,000

- Detached Family Home
- Popular Location On Holbeck
- Close To Local Amenities, Popular School
- Hallway, Spacious Lounge
- Modern Fitted Kitchen/Diner
- 2 GF Double Bedrooms, Modern Bathroom
- Third Bedroom To 1st Floor With Loft Room
- Conservatory, Off Road Parking, Garage
- Gardens To Front/Rear
- Council Tax Band D





## Property Description

Please note - recent renovations have been carried out by the current vendor.

What a stunning family home with 3 double bedrooms!!

We are pleased to bring to the market this well presented and tastefully decorated detached family home in the popular location in Holbeck, close to local amenities, transport links and popular school. The property offers excellent living accommodation comprising of entrance hallway giving access to a spacious lounge, modern fitted kitchen/diner, 2 ground floor bedrooms and a modern 4 piece suite bathroom. To the first floor, the property offers the third bedroom with cloaks/W.C and a loft room with storage in both eaves. The property benefits from central heating, double glazing, conservatory to the rear, easy maintenance front garden with layered artificial grass, plants/shrubs, double gates to off road parking giving access to the garage, behind is a store area, rear extensive mature garden with plants/shrubs, paved seating areas and an extensive lawned area. Viewing is highly recommended to appreciate the size and standard on offer. Kamdean flooring and carpets were fit in 2020 and a full rewire and new consumer unit completed in March 2020.

### LOCATION

<https://what3words.com/frames.pots.chimp>

### SERVICES

Gas, water, telephone, electric, drainage

### FRONTAGE

Double gates giving access to off road parking for several cars, access to garage, covered parking area, access gate to easy maintenance front garden with artificial grass, plants/shrubs/trees, side access, raised plants/boards and a double glazed door

### VESTIBULE

Door to

### ENTRANCE HALLWAY

Feature archway, built in storage and doors to

### LOUNGE

**14' 6" x 12' 2" (4.44m x 3.73m)**

Double glazed patio doors to rear, double glazed frosted arch window and open to kitchen

### DINING ROOM

**10' 11" x 8' 9" (3.34m x 2.69m)**

Open plan, double glazed bay window with breakfast bar, spindle staircase to first floor, Kamdean flooring, radiator and open to kitchen

### KITCHEN

**11' 4" x 8' 11" (3.47m x 2.74m)**

Double glazed window, double glazed door to side, fitted modern black wall and base drawer units with bronze style work tops to compliment, inset black sink unit with mixer taps, integrated oven, 4 ring induction hob, extractor over, plumb for washer, Kamdean flooring and a radiator

### CONSERVATORY

**10' 0" x 6' 3" (3.06m x 1.92m)**

Double glazed windows, door to rear and paneled ceiling

### GROUND FLOOR BEDROOM 1

**8' 4" x 11' 9" (2.55m x 3.59m)**

Double glazed window and radiator

### GROUND FLOOR BEDROOM 2

**10' 1" x 9' 0" (3.08m x 2.76m)**

Double glazed window, built in mirrored sliding door wardrobes and a radiator

### GROUND FLOOR BATHROOM

Double glazed frosted windows, modern fitted 4 piece suite low level W.C, feature hand wash basin with mixer taps, panel enclosed bath with mixer taps, shower head, walk in shower cubicle with jet style shower, marble effect paneled walls, paneled ceiling with spotlights, Kamdean flooring and a radiator

### LANDING

Double glazed Velux window, storage cupboard, feature beam in ceiling, spotlights, a radiator and doors to

