



Headingley Way, Edlington

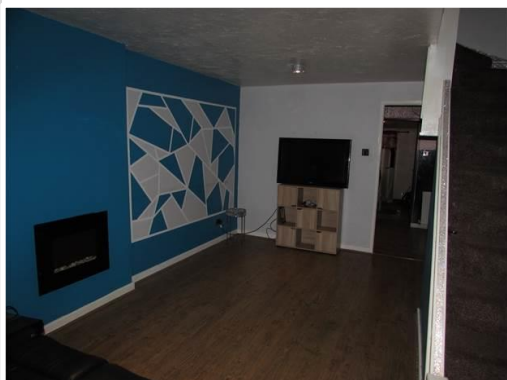
We welcome to the market this two bedroom extended semi detached house situated in Edlington. The property briefly comprises; porch, lounge, kitchen, two bedrooms and family bathroom. The outside offers amply off road parking, large front and side garden's.

- TWO BEDROOM
- OFF ROAD PARKING
- CLOSE TO AMENITIES
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- SEMI DETACHED
- EXTENDED
- IDEAL LOCATION
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129500 Freehold

Porch

Wooden entrance door, side facing window and tiled floor.



Lounge 17'0 X 12'0

Front facing window, wall mounted electric fire, , under stairs storage cupboard and laminate flooring.



Additional Living Space 12'1 x 8'0

Rear single storey extension currently used as a gym but could be used as an additional living area, electric radiator and laminate flooring.



Kitchen 11'11 x 6'1

Fitted with a range of wall, base and draw units, integrated electric oven and hob.



Master Bedroom 12'0 x 9'0

Rear facing window, central heating radiator and carpeted.



Bedroom Two 11'11 x 8'10

Front facing window, central heating radiator and laminate flooring.



Bathroom 6'10 x 5'1

Side facing window, three piece suite, part tiled walls and vinyl flooring.



Outside

Situated on a large corner plot, off road parking for 4/5 cars, front and side garden, sauna and large workshop.

IMPORTANT NOTE TO PURCHASERS:

While we endeavour to make our sales particulars fair, accurate and reliable, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Gary Kay Property nor any of its employees has any authority to make or give any representation or warranty in relation to this property.

Services - Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Measurements - All measurements have been taken as a guide to prospective buyers only, and are not precise, you must verify the dimensions before ordering carpets or any built-in furniture. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS.

