

Details as provided by the vendor



15 Hickleton Road, Barnburgh

An extremely well presented and substantially extended three double bedroom Semi detached property enjoying open field views to the front and rear with off road parking and landscaped gardens.

The property occupies a wonderful sort after position and we strongly recommend internal viewings to fully appreciate what is being offered and briefly comprises of: Entrance hall, sitting room, dining kitchen family room, guest cloakroom and store, first floor landing, main bedroom with ensuite, two further bedrooms and family bathroom.

Asking Price Of £280,000

Viewing

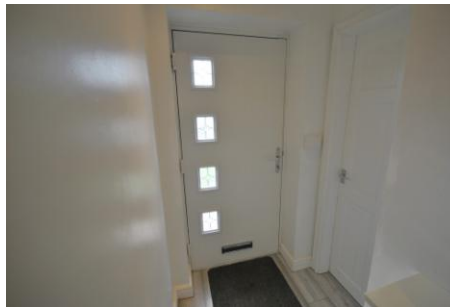
An extremely well presented and substantially extended three double bedroom semi detached property enjoying open field views to the front and rear with off road parking and landscaped gardens,

This generous sized property has undergone major improvements and now boasts a large front facing sitting room with wood burning stove, an impressive open plan dining kitchen family room with a sleek range of grey shaker units, modern gas condensing boiler and Upvc double glazed windows and doors.

The property occupies a wonderful sort after position and we strongly recommend internal viewings to fully appreciate what is being offered and briefly comprises of: entrance hall, sitting room, dining kitchen family room, guest cloakroom and store, first floor landing, main bedroom with ensuite, two further bedrooms and family bathroom.

To the front of the property is a pretty lawned garden with off road parking spaces and attractive open field views. The generous sized rear garden has been fully landscaped and looks fabulous, enjoying various stone seating areas and pathways, with rolling hill views and a garden studio ideal for working from home.

ENTRANCE HALL



SITTING ROOM

15' 10" x 14' 11" (4.83m x 4.55m)



DINING KITCHEN

26' 3" x 17' 11" (8m x 5.46m) reducing to 10'3"



CLOAKROOM



FIRST FLOOR LANDING



BEDROOM 1

12' 8" x 10' 2" (3.86m x 3.1m)



ENSUITE

5' 11" x 5' 10" (1.8m x 1.78m)



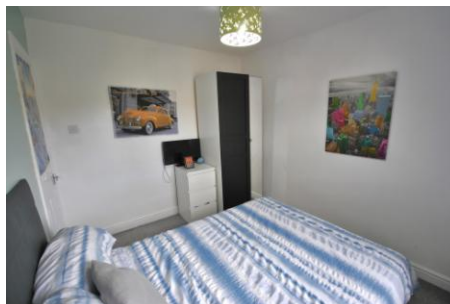
BEDROOM 2

13' 3" x 10' 6" (4.04m x 3.2m)



BEDROOM 3

10' 5" x 8' 6" (3.18m x 2.59m)



SHOWER ROOM

6' 0" x 5' 10" (1.83m x 1.78m)



OUTSIDE



REAR GARDEN



DATED - 27/02/2024

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

