

5 Sycamore Court,
Highburton HD8 0TD

OFFERS AROUND
£235,000



THIS SUPERB TWO BEDROOM SEMI DETACHED BUNGALOW HAS A DRIVEWAY,
GARAGE AND GARDENS TO THE FRONT AND REAR.

FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING: D

PAISLEY
PROPERTIES

HALLWAY 9'3" max x 8'11" max

You enter the property through a part glazed uPVC door with side window into this welcoming, L shaped hallway. There is plenty of space here to remove and store coats and shoes with a handy store cupboard to one corner. A ceiling hatch provides access into the loft space and doors lead to the kitchen, lounge, two bedrooms and shower room.

KITCHEN 8'11" apx x 8'9" apx

Fitted with modern wood effect wall and base units, contrasting black roll top work surfaces, a stainless steel sink and drainer with mixer tap and tiled splashbacks this well proportioned kitchen also boasts an electric oven, four ring gas hob and extractor fan. There is space for a freestanding fridge freezer and washing machine. A bay style window looks out over the rear garden, there are two handy store cupboards/pantries and a further door leads onto the hallway.



LOUNGE 15'8" apx x 11'0" apx

This large lounge is flooded with natural light courtesy of the front facing window. There is a fireplace, with gas supply, and ample room for a range of lounge and dining room furniture. Feature glazing alongside a glazed door allows additional light into the space and the door leads onto the hallway.



BEDROOM ONE 11'11" apx x 9'2" + w'drobes

Positioned to the rear of the property with a window overlooking the rear garden is this lovely double bedroom with a bank of built in wardrobes and drawers. A door leads onto the hallway.



BEDROOM TWO 10'1" max into door x 8'11" apx

This second bedroom sits to the front of the property with a window looking out over the garden and street beyond. There is plenty of space to accommodate a range of bedroom furniture and a door leads to the hallway.



SHOWER ROOM 6'3" apx x 5'4" apx

Comprising of a contemporary three piece white suite including double shower cubicle with mains shower, pedestal hand wash basin with mixer tap and low level W.C this room is fully tiled in decorative wall tiles and has pvc panelling around the shower. There is a side facing obscure glazed window, tiled flooring, white heated towel rail and a door which leads to the hallway.



FRONT GARDEN

To the front of the property is a spacious stone flagged patio garden with pretty flower bed borders.

DRIVE AND GARAGE

A long driveway suitable for parking multiple vehicles leads up to a single garage. The garage has light, power and an electric up and over door.



REAR GARDEN

Stocked with a mature selection of plants and shrubs around its perimeter this low maintenance stone flagged patio garden offers the perfect place for outdoor furniture enabling you to sit out and enjoy the space. The garden is enclosed by boundary fencing and also has a garden shed behind the garage.



AGENTS NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY MORTGAGES

Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

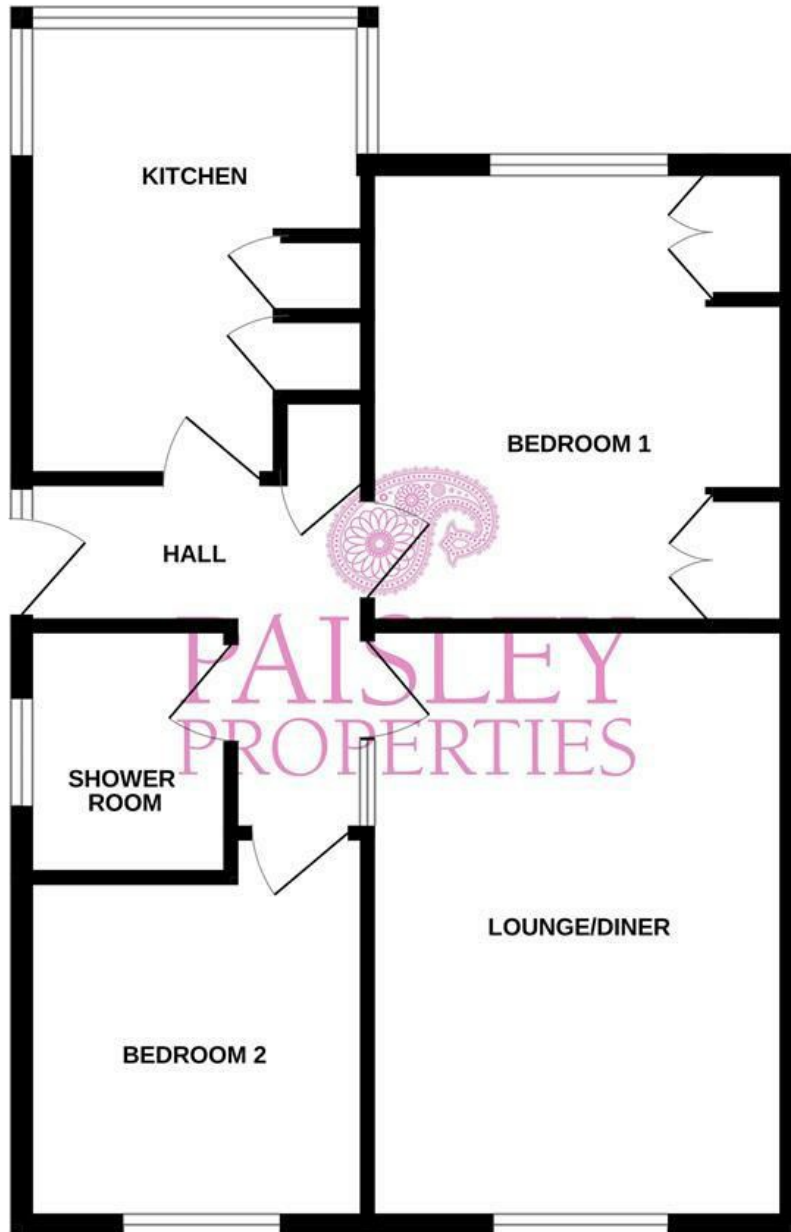
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

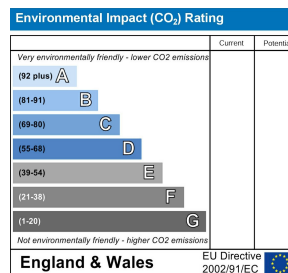
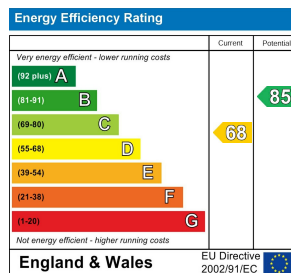
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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