

Peter David

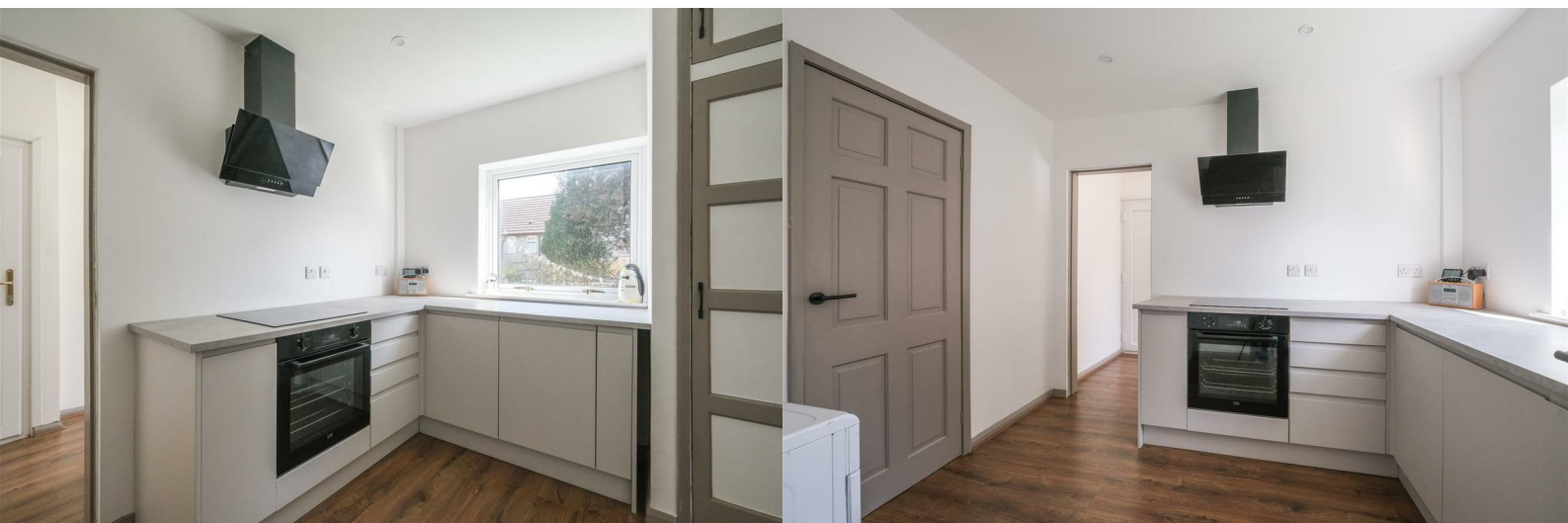
Properties Ltd

Residential Sales and Lettings



Sturton Grove,

£160,000





Welcome to this beautifully presented terraced house located in the popular area of Illingworth. This charming property offers a perfect blend of comfort and convenience, making it an ideal home for families or first-time buyers.

As you enter the house, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxing or entertaining guests. The well-appointed kitchen provides ample space for culinary creations and is designed for both functionality and style. Additionally, there is a handy store room, offering extra storage solutions.

The first floor boasts three generously sized bedrooms, each providing a peaceful retreat for rest and relaxation. The house bathroom is conveniently located, ensuring that all your needs are met with ease.

Outside, the property features delightful gardens both at the front and rear, providing a lovely outdoor space for gardening or enjoying the fresh air. An outdoor WC adds to the practicality of the home, especially during gatherings or family events.

Situated in a popular area, this home is close to local amenities, making daily errands a breeze. Families will appreciate the proximity to both primary and secondary schools, ensuring that education is easily accessible.

This property is ready to move into, allowing you to settle in without delay. With its attractive features and prime location, this terraced house on Sturton Grove is a wonderful opportunity not to be missed.

- THREE BEDROOMED FAMILY HOME
- GARDENS FRONT AND REAR
- POPULAR LOCATION
- IDEAL FOR FIRST TIME BUYERS
- READY TO MOVE IN TO
- OUTSIDE W/C
- COUNCIL TAX BAND - A
- EPC RATING - TO FOLLOW

Accommodation

Entrance hall

Lounge

10'9" x 16'4" (3.3 x 5)

Kitchen

8'10" x 10'0" (2.7 x 3.07)

Utility room

5'2" x 10'0" (1.6 x 3.07)

First floor

Bedroom one

10'2" x 16'4" (3.1 x 5)

Bedroom two

10'11" x 10'4" (3.35 x 3.15)

Bedroom three

8'11" x 10'4" (2.72 x 3.15)

Bathroom

6'6" x 6'0" (2 x 1.85)

External WC

3'3" x 5'10" (1 x 1.8)

Directions

Please use postcode HX2 9EE for sat nav directions.

PLEASE NOTE

1. 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.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map



Floor Plan

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Lounge
3300 x 5000

K
2700 x 3075

Utility
1600 x 3075

WC
1000 x 1800

Store
1000 x 2225

HX29EE

Internal - 91m2

B1
3100 x 5000

B3
2725 x 3150

B2
3350 x 3150

Bath
2000 x 1850

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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