



Hall Road | Little Preston | LS26 8UR

£90,000

One Bedroom Cottage | Council Tax Band A | EPC Rating F

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\* ONE BEDROOM COTTAGE STYLE END OF TERRACE \* NO CHAIN! \* IN NEED OF FULL MODERNISATION & UPGRADING \* VILLAGE LOCATION \*

One bedroom cottage style end of terrace property, situated in a highly sought-after location, amid tranquil green spaces. This property is nestled in a small village, offering a unique opportunity to acquire a charming home with an abundance of potential.

The house is in need of renovation, presenting an exciting project for those looking to tailor a property to their own tastes and requirements. It comes with the added benefit of NO ONWARD CHAIN, ensuring a smooth transition for the new owners.

The property comprises one double-sized master bedroom, a ground floor bathroom, a lounge room, and a kitchen. The bedroom provides ample space for furnishings and enjoys a bright and airy atmosphere. The bathroom is conveniently located on the ground floor, offering practicality and comfort. The lounge is a highlight of the home, featuring a multi-fuel stove which adds a cosy and inviting ambience to the space.

This end of terrace house, with its ready-to-customise interiors and desirable location, makes an ideal investment opportunity. Its village location offers a pleasant community feel, while the nearby green spaces offer an idyllic setting for leisurely walks and outdoor pursuits. Don't miss this unique opportunity to make this house your dream home. Contact us today to arrange a viewing.

### Porch

Two double-glazed windows to side, tiled flooring, door to:

### Bathroom

Fitted with three piece suite comprising panelled bath, wash hand basin with storage under and low-level WC, tiled surround, double-glazed window to rear, radiator, tiled flooring.

### Lounge 4.45m x 3.81m (14'7" x 12'6")

Window to front, multi-fuel cast iron stove with wooden mantel and tiled hearth, built-in storage cupboard, radiator, stairs to first floor, door to:

### Kitchen 1.45m x 2.79m (4'9" x 9'2")

Range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled surround, plumbing for automatic washing machine, electric point for cooker, double-glazed window to rear, tiled flooring and recessed spotlights.

### Bedroom 4.60m x 3.00m min (15'1" x 9'10" min)

Window to front, radiator, access to loft space, built-in storage cupboard which houses the water tank.

### Outside

There is on street parking available.

Please note there is NO GARDEN with this property.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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