



43 Yew Tree Road,
Elkesley, DN22 8AY

TJ
THOMAS
JAMES

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**** SOLD AS SEEN ****

This semi detached property provides accommodation arranged over two floors including; an entrance hallway, a lounge, and a kitchen on the ground floor, with the first floor landing giving access to two bedrooms, and the bathroom.

Occupying a corner plot, the property has gardens to three sides, and hard standing providing off road parking for one vehicle.

Elkesley is situated a short distance off the A1. The village enjoys facilities including a village hall, primary school and nursery. Nearby Retford and Worksop provide further amenities, including railway stations.

Offered to the market with no upward chain, and in need of refurbishment throughout, the property will make an idea first time or investment purchase.

Guide Price £120,000





GROUND FLOOR ACCOMMODATION

UPVC Double Glazed Entrance Door

Opening to the:-

Entrance Hallway

Stairs rising to the first floor (with a UPVC double glazed window to the front elevation, part way up), under stairs storage area, storage heater, fuse board, access to the lounge, and the kitchen.

Lounge 12'6 x 9 (3.81m x 2.74m)

UPVC double glazed window to the rear elevation, storage heater.

Kitchen 15'5 (max) x 9'1 (4.70m (max) x 2.77m)

Fitted with wall, drawer and base units, roll edge work surfaces, sink and drainer unit, plumbing for a washing machine, and space for an oven.

UPVC windows to the front and rear elevations, storage cupboard with shelving, storage heater, extractor fan, and a UPVC door opening to the rear.

FIRST FLOOR ACCOMMODATION

First Floor Landing

UPVC double glazed window, loft access hatch, and access to the bathroom, and two bedrooms.

Bathroom 6'9 x 6'3 (2.06m x 1.91m)

Fitted with a bath with an electric shower over, a pedestal wash hand basin, and a low level wc.

UPVC double glazed window to the front elevation, storage cupboard housing the hot water tank, extractor fan.

Bedroom One 13 x 6'8 (3.96m x 2.03m)

UPVC double glazed window to the rear elevation, storage heater, storage cupboard with shelving and a clothes hanging rail.

Bedroom Two 12'2 x 8'9 (3.71m x 2.67m)

UPVC double glazed window to the rear elevation, storage cupboard with clothes hanging rails.

OUTSIDE

There are lawned gardens to the front and side of the property, with gated pedestrian access, hedged boundaries, and a pathway to the entrance door. A further gate leads from the side, into the rear garden.

To the rear of the property, the garden is laid to block paving. Timber fence enclosed, the garden houses two storage shed (one timber and one metal), and has gated access to the hard standing area, which provides off road parking for one vehicle.

Council Tax Band

Council Tax Band A. Bassetlaw District Council.

Referral Arrangement Note

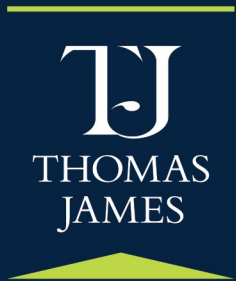
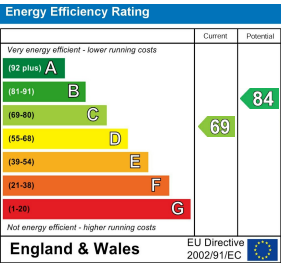
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