

16 York Road, Harlescott, Shrewsbury, Shropshire, SY1
3RE

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £189,950

Viewing: strictly by appointment through the agent

A cherished, well presented and deceptively spacious three bedroom semi detached house, being offered for sale with NO UPWARD CHAIN. The property is located within this convenient residential location and within close proximity to excellent local amenities. Access to the Shrewsbury town centre and local bypass is also readily accessible from the property. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance vestibule, hallway, lounge, kitchen/diner, brick store, first floor landing, three bedrooms, shower room, front and rear enclosed gardens, good size brick paved driveway, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance vestibule

9'9 x 5'6

Having UPVC double glazed window to front, tiled floor, polycarbonated roof.

Sliding door from entrance vestibule gives access to:

Entrance hallway

Having telephone point. Door from entrance hallway gives access to:

Lounge

15'11 x 12'8

Having two UPVC double glazed windows to front, radiator, coal effect electric fire set to a stone style hearth extending to TV surround with timber mantle, coving to ceiling.

Door from entrance hallway gives access to:

L shaped kitchen/diner

15'11 x 11'7 max

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink, understairs storage cupboard, two UPVC double glazed windows to rear, space for appliances, shelved pantry store cupboard, radiator.

Part glazed door from kitchen/diner gives access to:

Brick built store

8'4 x 5'10

Having part glazed door giving access to rear of property, tiled floor, eye level and base units, fitted worktop, part glazed interconnecting door to entrance vestibule.

From hallway stairs rise to:

First floor landing

Having loft access, large airing cupboard.

Doors from first floor landing then give access to: Three bedrooms and shower room.

Bedroom one

13'0 x 8'11

Having overstairs storage cupboard, radiator, UPVC double glazed window to front, coving to ceiling.

Bedroom two

8'11 x 8'7

Having UPVC double glazed window to rear, radiator, large fitted wardrobe/storage cupboard, coving to ceiling.

Bedroom three

10'0 x 6'8

Having UPVC double glazed window to front, radiator, small built-in wardrobe.

Shower room

Having corner shower cubicle with wall mounted electric shower, pedestal wash hand basin, low flush WC, UPVC double glazed window to rear, tiled to walls, radiator, vinyl floor covering.

Outside

To the front of the property there is a good size brick paved driveway providing ample off street parking. The front gardens are laid to lawn with inset flowers and shrubs with mature hedging screen the pedestrian pathway.

Rear gardens

The rear gardens comprise: Paved patio area, lawn gardens, well stocked borders, low maintenance stone sections, timber garden shed. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

