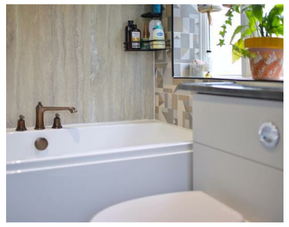
HOLLAND BROADBRIDGE



The Property Ombudsman

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HOLLAND BROADBRIDGE

35 York Road, Shrewsbury, Shropshire, SY1 3RB

www.hbshrop.co.uk

Offers In The Region Of £225,000

Viewing: strictly by appointment through the agent

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HOLLAND BROADBRIDGE

35 York Road, Shrewsbury, Shropshire, SY1 3RB

Offers In The Region Of
£225,000

A deceptively spacious, much-improved and stylishly presented three-bedroom semi-detached house, ideally situated within this popular and convenient residential location. The property is well placed for an excellent range of local amenities, while also offering easy access to Shrewsbury town centre and the local bypass, providing convenient links to the wider M54 motorway network. Having been thoughtfully improved and presented to a high standard, this appealing home is sure to attract considerable interest. Early viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: entrance hallway, cloakroom, bay fronted lounge, re-fitted kitchen / diner, side entrance / side lobby, laundry area, first floor landing, three good size bedrooms, re-fitted bathroom, front and southernly facing rear enclosed garden, driveway, gas central heating, UPVC double glazing and viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway
Having wood effect flooring and UPVC double glazed window to side. Door from entrance hallway gives access to:

Cloakroom
Having low flush wc, wall mounted wash hand basin, part tiled to walls, wood effect flooring and wall mounted extractor fan.

Door from entrance hallway gives access to:

Bay fronted lounge
14'10 max into bay x 13'7
Having walk-in UPVC double glazed bay window to front and radiator. Door from bay fronted lounge gives access to:

Re-fitted kitchen / diner
19'10 x 8'4
Comprises: Replaced eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob, integrated slimline dishwasher, fitted worktops with inset sink drainer unit and mixer tap over, tiled splash surrounds, wood effect flooring, UPVC double glazed window to rear, UPVC double glazed sliding patio door giving access to rear gardens, recess spotlights to ceiling, radiator and useful under stairs part shelves store cupboard.

UPVC double glazed door re-fitted kitchen diner gives access to:

Side entrance / lobby
Having UPVC double glazed doors giving access to front and rear of property, tiled floor and poly carbonate roof.

From side entrance / lobby doorway gives access to:

Laundry area
8'7 x 7'1
Having wood effect flooring, space for appliances.

From entrance hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side and loft access. Doors from first floor landing then give access to three bedrooms and re-fitted bathroom.

Bedroom one
12'8 max x 10'7 excluding recess
Having UPVC double glazed window to front and radiator.

Bedroom two
11'10 x 8'7
Having UPVC double glazed window to rear, built-in wardrobe and radiator.

Bedroom three
8'9 x 8'0
Having UPVC double glazed window to front and radiator.

Re-fitted bathroom
Having a three piece white suite which comprises: panel bath with drench shower over plus handheld shower attachment off, wc with hidden cistern, wash hand basin set to vanity unit, tiled effect flooring, tiled to walls, two UPVC double glazed windows and wall mounted heated towel rail.

Outside
To the front of the property there is a lawned garden to the side of this there is a driveway which provides off-street parking with paved pathway giving access to front door. The rear gardens comprise paved patio area, lawned garden, well stocked borders containing a variety of shrubs, plants and bushes, timber garden shed, the rear gardens are enclosed and offer a Southernly facing aspect.

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.

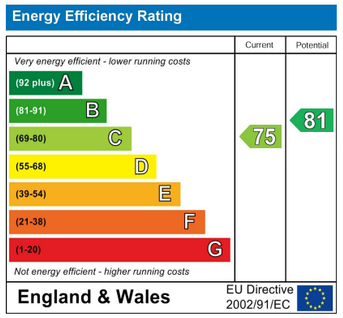
COUNCIL TAX BAND B

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.

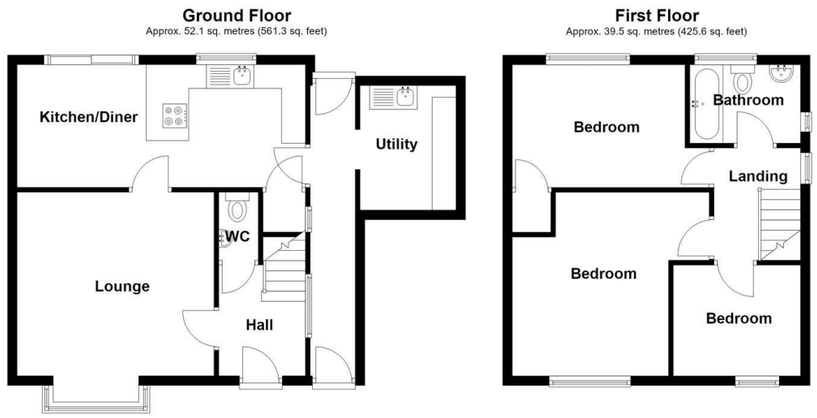
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



Total area: approx. 91.7 sq. metres (986.9 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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