



Headingley Road

Allington ME16 0HR

Offers Over £585,000



COUNTRY HOMES

Allington ME16 0HR

Immaculately presented 4 bed detached family home, benefitting from lots of natural light and situated in a popular residential road in Allington.

Downstairs comprises an entrance hallway, cloakroom and utility with external access to the side of the property. As you can see from the photos, there is a stylish sitting room with a feature fireplace comprising a wood burning stove.

One of the most appealing aspects of this property is the contemporary kitchen/diner which boasts an island and a large amount of cupboard space. Featuring a large floor to ceiling window with a door leading out into the rear garden, it provides the perfect space for entertaining friends or enjoying family life! The kitchen flows effortlessly into a third reception room which offers a delightful space to relax and enjoy the view over the garden.

Upstairs are 4 great size bedrooms, 3 with built in cupboards and the master which also benefits from an en-suite shower room in addition to the family bathroom.

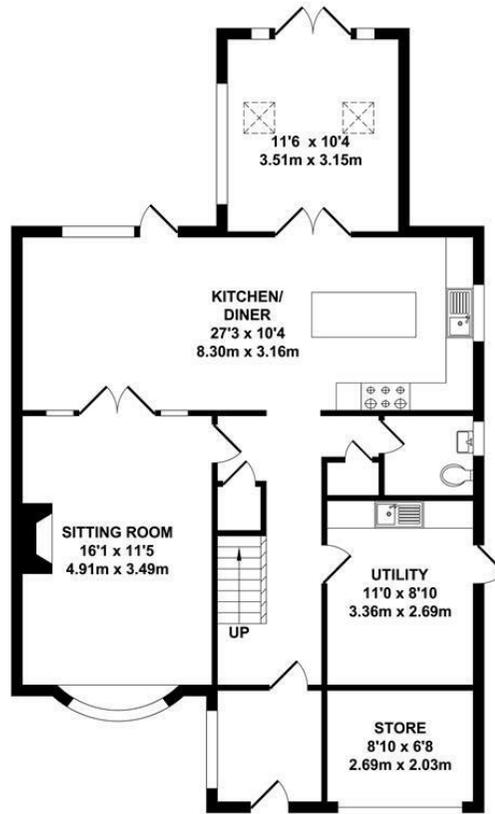
Externally, there is a driveway for two cars and small grassed section plus access to the store to the front. There is also side access to the rear garden which features a paved patio area and lawn boarded with mature shrubs, bushes and trees.

A delightful family home situated in a popular residential location close to shops, schools and with fantastic transport links.

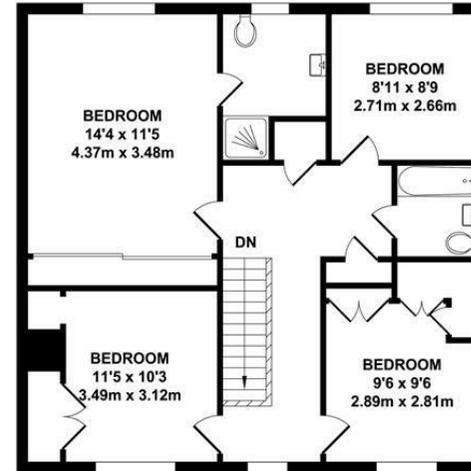
Call now to arrange your viewing.

- Well presented 4 bed detached home
- Popular Allington location
- Large open plan kitchen/diner (8.3m x 3.16m)
- Sitting room (4.91m x 3.49m)
- Third reception room (3.51m x 3.15m)
- Downstairs cloakroom & separate utility (3.36 m x 2.69m)
- Master bedroom with en-suite (4.37m x 3.48m)
- Family bathroom
- Driveway for 2 cars
- Local amenities close by





GROUND FLOOR
APPROX. FLOOR AREA
968 SQ.FT.
(89.93 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
730 SQ.FT.
(67.81 SQ.M.)

TOTAL APPROX. FLOOR AREA 1698 SQ.FT. (157.74 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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			
		74	79
England & Wales		EU Directive 2002/91/EC	





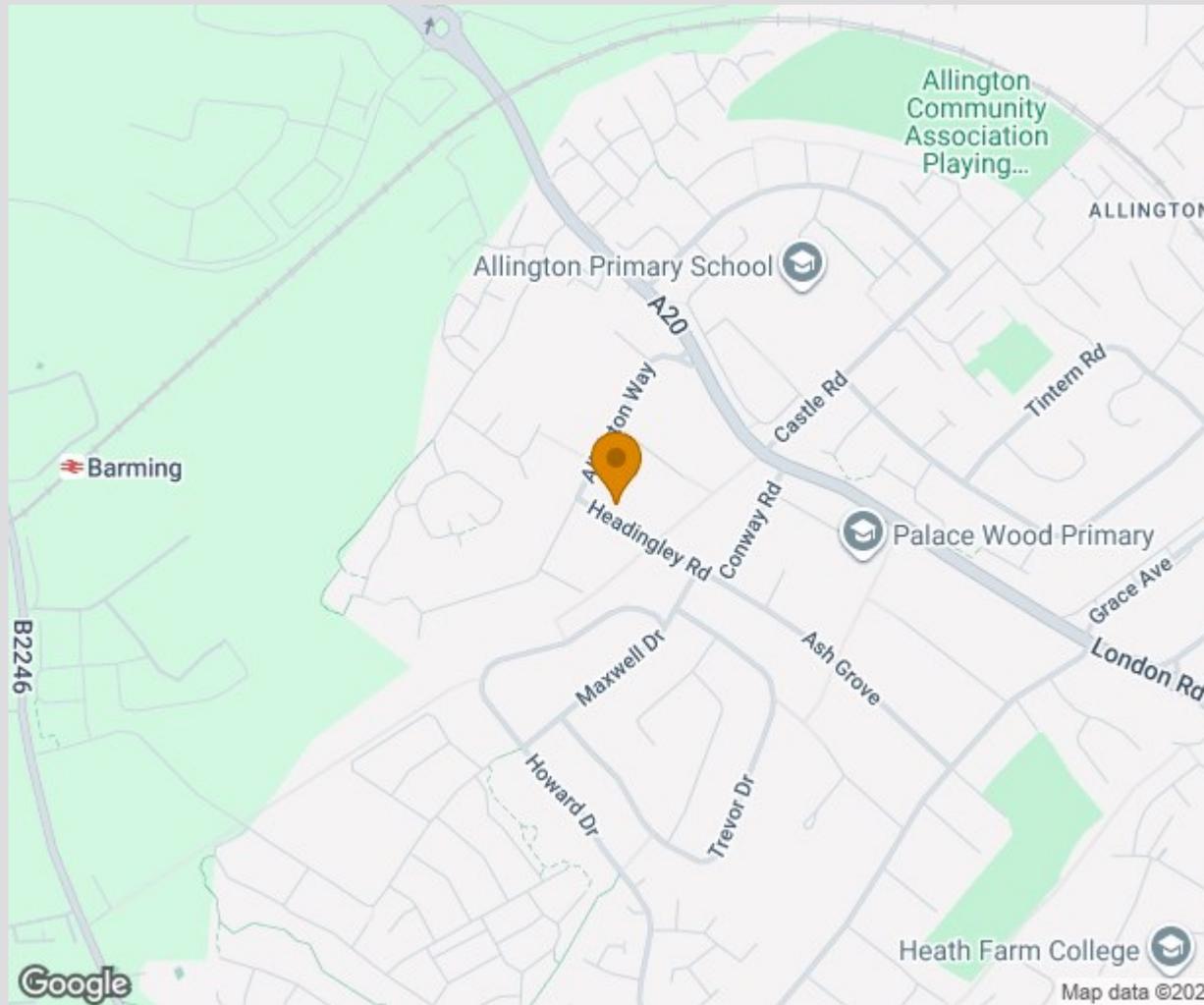
Location Map

Tenure: Freehold

Council tax band: F

Anti Money Laundering charges

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT: 01622 94 22 22 allington@khp.me

www.khp.me



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