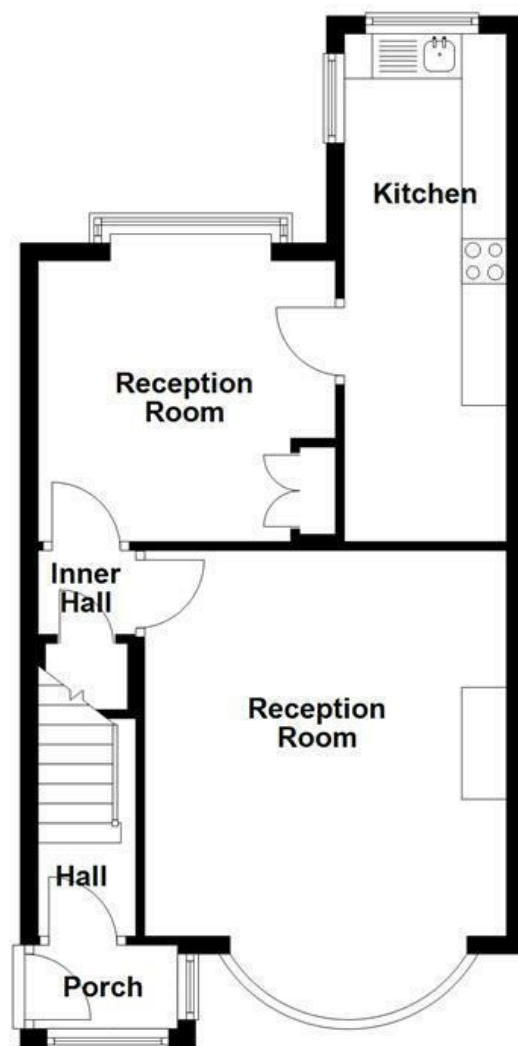
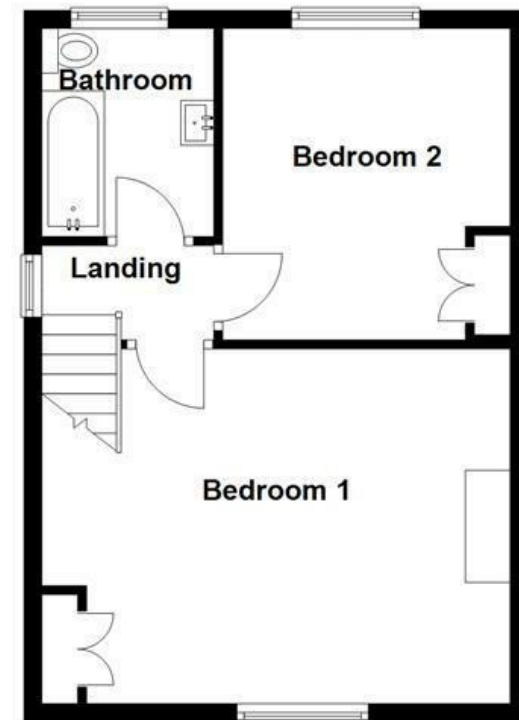


Ground Floor



First Floor



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 83        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    | 62      |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Balmoral Road, Huncoat, BB5 6DB

### £139,950

ENVIABLE TWO BEDROOM SEMI DETACHED PROPERTY

Welcome to Balmoral Road! This delightful house presents an excellent opportunity for those seeking a comfortable and spacious home. Boasting two generously sized bedrooms, this property is perfect for families or individuals looking for extra space.

The house features two inviting reception rooms, providing ample room for relaxation and entertaining guests. The spacious kitchen is a highlight, offering plenty of potential for culinary enthusiasts to create their dream cooking space.

Outside, the property benefits from both front and rear gardens, ideal for enjoying the fresh air or cultivating your own green oasis. The gardens provide a wonderful setting for outdoor activities or simply unwinding after a long day.

Situated in a great location, this home is conveniently placed for local amenities and transport links, making it an ideal choice for those who value accessibility. With no chain delays, you can move in without the usual waiting times, allowing you to settle into your new home with ease.

This property is brimming with potential and is ready for you to make it your own. Don't miss the chance to view this lovely house, where comfort and convenience await.



# Balmoral Road, Huncoat, BB5 6DB

## £139,950

 **2**  **1**  **2**  **D**

- Semi Detached Property
  - Modern Three Piece Bathroom
  - On Street Parking
  - EPC Rating: D
- Two Bedrooms
  - Fitted Kitchen
  - Tenure: Leasehold
- Two Reception Rooms
  - Enclosed Rear Garden
  - Council Tax Band: B

### Ground Floor

#### Porch

5'1 x 3'1 (1.55m x 0.94m)  
UPVC double glazed frosted entrance door, two UPVC double glazed widows, tiled floor and door to hall.

#### Hall

4' x 3'6 (1.22m x 1.07m)  
Central heating radiator, stairs to first floor and door to reception room one.

#### Reception Room One

14'2 x 13'3 (4.32m x 4.04m)  
UPVC double glazed bow window, central heating radiator, coving, radiant fire, wood surround and door inner hall.

#### Inner Hall

Under stairs storage and door to reception room two.

#### Reception Room Two

10'11 x 10'3 (3.33m x 3.12m)  
UPVC double glazed box window, central heating radiator, coving, fitted storage and door to kitchen

#### Kitchen

18'7 x 5'11 (5.66m x 1.80m)  
Two UPVC double glazed windows, two central heating radiators, spotlights, wall and base units, wood effect worktops, plumbing for washing machine, space for fridge freezer, integrated oven, four ring Lamona electric hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, tile effect lion flooring and UPVC double glazed door to rear.

### First Floor

#### Landing

5'11 x 3'4 (1.80m x 1.02m)  
UPVC double glazed frosted window, central heating radiator, loft access and doors to two bedrooms and bathroom.

#### Bedroom One

14'1 x 13' (4.29m x 3.96m)  
UPVC double glazed window, central heating radiator and storage.

#### Bedroom Two

11'3 x 10'6 (3.43m x 3.20m)  
UPVC double glazed window, central heating radiator.

#### Bathroom

7' x 5'9 (2.13m x 1.75m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, panel bath with mixer tap and direct feed shower over, PVC clad ceiling, PVC clad elevations and lino flooring.

### External

### Front

Laid to lawn garden, paving and bedding areas.

### Rear

Laid to lawn garden, paving, brick outbuilding and timber shed.



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