

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	73	
(1-20) G		
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.

Vale Court, Huncoat, BB5 6XE

£215,000

GORGEOUS THREE BEDROOM SEMI DETACHED FAMILY HOME

Welcome to Vale Court in Huncoat, this stunning house offers a perfect blend of modern living and comfort. With three spacious bedrooms, this property is ideal for families or those seeking extra room for guests or a home office.

The heart of the home is undoubtedly the open-plan dining kitchen and family room, which boasts a gorgeous design that is both functional and stylish. This inviting space is perfect for entertaining friends and family, allowing for seamless interaction while cooking and dining. The large lounge provides a welcoming atmosphere, ideal for relaxation after a long day.

The modern renovated bathroom adds a touch of luxury, featuring contemporary fixtures and finishes that enhance the overall appeal of the home. Natural light floods the bright conservatory, creating a serene space to enjoy your morning coffee or unwind with a good book.

Outside, the property features both front and rear decked gardens, providing lovely outdoor spaces for al fresco dining or simply enjoying the fresh air. Additionally, the driveway offers off-road parking, ensuring convenience for you and your guests.

This property on Vale Court is not just a house; it is a home that promises comfort, style, and a wonderful lifestyle in a friendly neighbourhood. Don't miss the opportunity to make this charming residence your own.

Vale Court, Huncoat, BB5 6XE

£215,000

 3  1  2  C

- Beautifully Presented Semi Detached Property
 - Stunning Open Plan Kitchen/Family Room
 - Off Road Parking
 - EPC Rating C
- Three Bedrooms
 - Perfect Family Home
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Low Maintenance Rear Garden
 - Council Tax Band B

Ground Floor

Entrance Vestibule

3'11 x 3'5 (1.19m x 1.04m)

UPVC double glazed frosted front door, central heating radiator, wood effect flooring and door to reception room.

Reception Room

15'5 x 15'0 (4.70m x 4.57m)

UPVC double glazed window, central heating radiator, coving, television point, wood effect flooring, understairs storage, door to kitchen and stairs to first floor.

Kitchen

15'0 x 9'5 (4.57m x 2.87m)

Upright central heating radiator, range of high gloss wall and base units with granite work surfaces and upstands, inset composite one and a half bowl sink with integrated draining ridges and mixer tap, four ring induction hob and extractor hood, integrated high rise combi oven and microwave, integrated fridge freezer, integrated dishwasher, integrated washing machine, spotlights, partial tiled elevation, partial wood panelled elevation, tiled flooring with underfloor heating, door to understairs storage and open to family room.

Family Room

16'1 x 14'4 (4.90m x 4.37m)

UPVC double glazed windows, two Velux windows, spotlights, upright central heating radiator, tiled flooring with underfloor heating, UPVC double glazed door to side elevation and UPVC double glazed French doors to rear.

First Floor

Landing

11'10 x 6'1 (3.61m x 1.85m)

Loft access, central heating radiator, doors leading to three bedrooms, bathroom and over stairs storage.

Bedroom One

12'4 x 8'9 (3.76m x 2.67m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

10'9 x 8'9 (3.28m x 2.67m)

UPVC double glazed window, central heating radiator, wood effect flooring and door to storage.

Bedroom Three

7'6 x 6'3 (2.29m x 1.91m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

5'11 x 5'4 (1.80m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, L-shaped panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, dual flush WC, vanity top wash basin with mixer tap, PVC panelled elevations, extractor fan and tiled flooring.

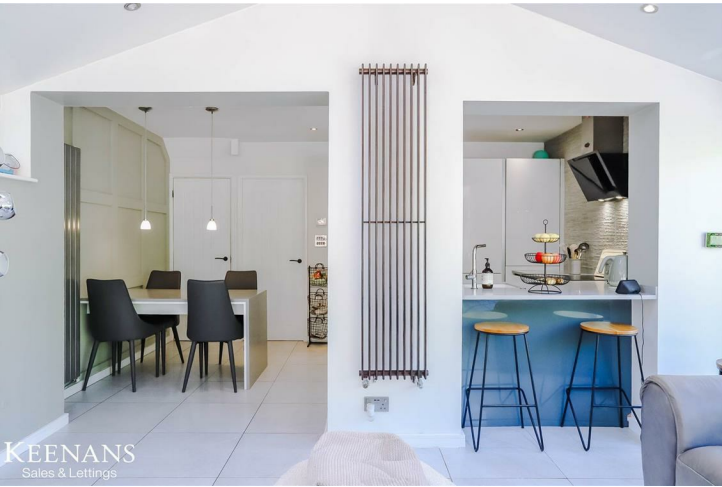
External

Rear

Enclosed garden with Indian stone paving and decking.

Front

Laid to lawn garden, stone chippings and off road parking.



Tel: 01254389384

www.keenans-estateagents.co.uk