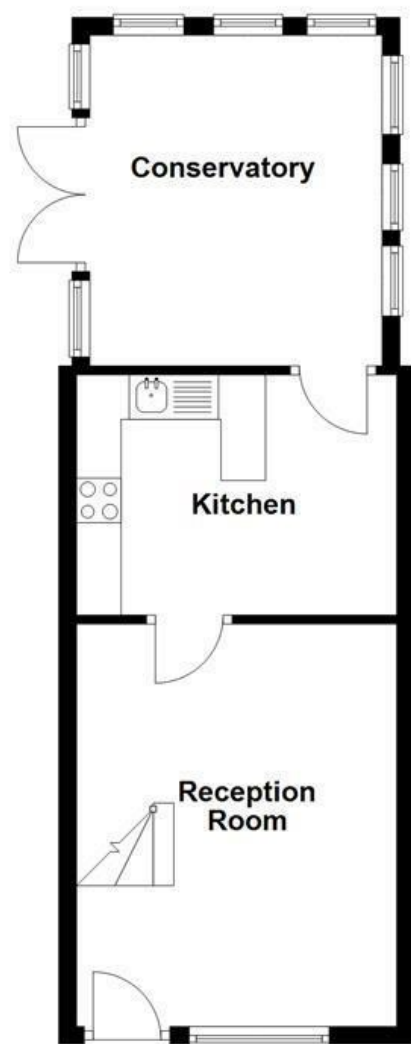


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Spring Hall, Clayton Le Moors, BB5 5TF

### £159,950

#### CHARMING TWO BEDROOM SEMI DETACHED HOME

This delightful two-bedroom house offers a perfect blend of comfort and convenience. The property boasts a bright conservatory at the rear, providing an ideal space for relaxation or entertaining, while allowing natural light to flood in.

The large rear garden is a standout feature, offering ample outdoor space for gardening enthusiasts or families looking to enjoy the fresh air. It presents a wonderful opportunity for children to play or for hosting summer barbecues with friends and family.

Additionally, the property benefits from off-road parking with a driveway, ensuring that you have a secure and convenient place for your vehicle.

Situated in a great location, this home is close to a variety of amenities, making daily errands and leisure activities easily accessible. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to enjoy a comfortable lifestyle in a welcoming community.

Do not miss the chance to make this lovely house your new home.



# Spring Hall, Clayton Le Moors, BB5 5TF

## £159,950

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

- Semi Detached Property
  - Three Piece Bathroom
  - Off Road Parking
  - EPC Rating D
- Two Bedrooms
  - Neutrally Decorated Reception Room
  - Tenure: Freehold
- Fitted Kitchen
  - Enclosed Rear Garden And Sunny Conservatory
  - Council Tax Band B

### Ground Floor

#### Reception Room

14'10 x 11'10 (4.52m x 3.61m)  
UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, stairs to first floor and door to kitchen.

#### Kitchen

11'10 x 8'10 (3.61m x 2.69m)  
UPVC double glazed window, central heating radiator, spotlights, wall and base units, laminate worktops, integrated oven, four ring electric hob, extractor hood, stainless steel sink with draining board and mixer tap, space for fridge freezer, tiled floor and UPVC double glazed frosted door to conservatory.

#### Conservatory

12'2 x 11'3 (3.71m x 3.43m)  
UPVC double glazed windows, UPVC double glazed frosted windows, central heating radiator, tiled floor and UPVC double glazed French doors to rear.

### First Floor

#### Landing

5'7 x 2'6 (1.70m x 0.76m)  
UPVC double glazed window, smoke alarm, spotlights and doors to two bedrooms and bathroom.

#### Bedroom One

13' x 8'9 (3.96m x 2.67m)  
UPVC double glazed window, central heating radiator and storage.

#### Bedroom Two

10'4 x 6'7 (3.15m x 2.01m)  
UPVC double glazed window, central heating radiator and loft access.

#### Bathroom

7'4 x 4'10 (2.24m x 1.47m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, extractor fan, tiled elevation and tiled floor.

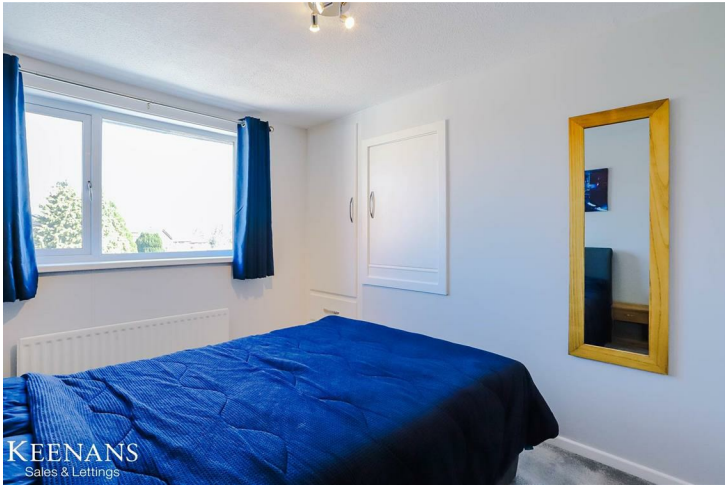
### External

#### Front

Paved drive and stone chip area.

#### Rear

Laid to lawn garden, paving and bedding areas.



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