



Offers Over £269,950

FOUR BEDROOMS *IMMACULATELY PRESENTED* *FAMILY HOME* *POTENTIAL TO CREATE ADDITIONAL LIVING SPACE/BEDROOMS* *FANTASTIC GARDEN*
GARAGE *DRIVEWAY PARKING* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *QUIET CUL-DE-SAC LOCATION*

Nestled on the quiet cul-de-sac of Fagley Rise just off Mill Road, Eccleshill, this immaculately presented semi-detached house offers a perfect blend of modern living and family-friendly convenience. Situated just off Moorside Road on the new Keepmoat development, and ideal spot for families! With four spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking comfort and style. The discerning viewer will note that the integral garage presents an exciting opportunity for conversion into an additional bedroom or living space, allowing you to tailor the home to your specific needs (subject to consents).

The property is situated within a popular new build development, ensuring a contemporary feel and a welcoming community atmosphere. Families will appreciate the close proximity to local schools and amenities, making daily life both convenient and enjoyable.

Outside, the fantastic gardens are a true highlight, featuring well-maintained lawns and inviting decking areas, perfect for summer gatherings or quiet evenings outdoors. With parking available for two vehicles, this home offers both practicality and ease.

This semi-detached house in Fagley Rise is a wonderful opportunity for those looking to settle in a vibrant community, with ample space and modern features to accommodate a growing family. Don't miss the chance to make this delightful property your new home.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

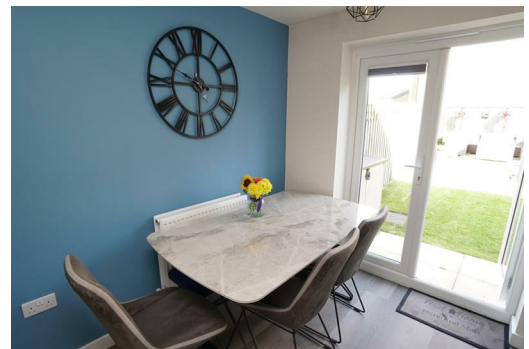
SURVEYS

Fagley Rise, BD2

Approximate Gross Internal Area = 105.1 sq m / 1131 sq ft
Garage = 14 sq m / 151 sq ft
Total = 119.1 sq m / 1282 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1221383)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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