



£204,950

TWO BEDROOMS *NO CHAIN* *NEARLY NEW* *WITHIN NHBC WARRANTY* *WELL PRESENTED* *IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS*
CLOSE TO LOCAL SCHOOLS & AMENITIES *GARDENS & PARKING* *ALARMED*

Nestled on Mill Road, in this charming new development in Eccleshill, this semi-detached house presents an excellent opportunity for first-time buyers and those seeking to downsize. The property boasts two well-proportioned bedrooms and two modern bathrooms, ensuring ample space for comfortable living. Upon entering, you will find a welcoming reception room that is both stylish and functional, perfect for relaxing or entertaining guests. The house is nearly new, benefiting from a 10-year NHBC warranty, which provides peace of mind for prospective homeowners. It is well presented throughout, with contemporary finishes that enhance its appeal. Outside, the property features a delightful garden, ideal for enjoying the fresh air or hosting summer gatherings. Additionally, there is convenient driveway parking available for two vehicles, making it easy for you and your guests to come and go. The location is particularly advantageous, as it is situated close to local schools and amenities, ensuring that all your daily needs are within easy reach. This property truly represents a wonderful opportunity to secure a lovely home in a desirable area. Don't miss your chance to view this delightful residence.

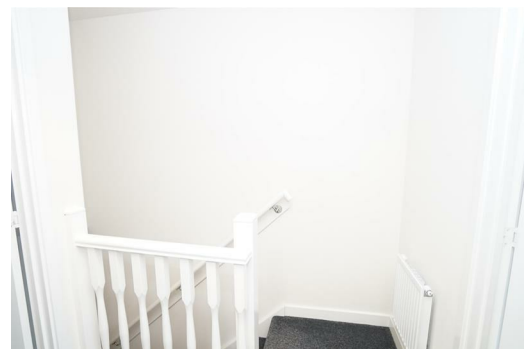
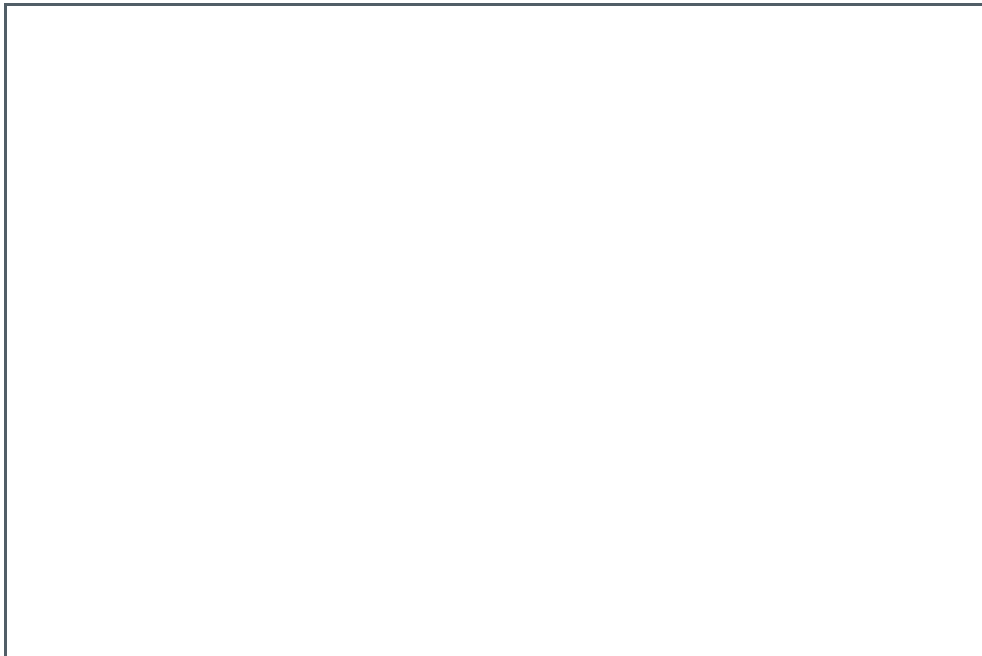
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		97	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		