



£199,950

THREE BEDROOMS *WELL PRESENTED THROUGHOUT* *MODERN SEMI-DETACHED* *PARKING* *GARDEN* *CLOSE TO LOCAL SCHOOLS & AMENITIES*
IDEAL FOR FIRST TIME BUYERS

Nestled in the sought-after area of Hutton Terrace, Eccleshill, this modern semi-detached presents an excellent opportunity for first-time buyers. The property boasts contemporary bathrooms and a stylish kitchen, ensuring that it meets the needs of modern living. The inviting layout of the home provides a comfortable and functional space, perfect for those looking to establish their first residence. The property is situated in a popular location, offering a sense of community while remaining conveniently close to local amenities and transport links. One of the standout features of this home is the availability of parking, a valuable asset in today's busy world. Additionally, the garden space offers a delightful outdoor area, ideal for relaxation or entertaining guests during the warmer months.

This property is not just a house; it is a place where you can create lasting memories. With its modern features and prime location, it is a fantastic choice for anyone looking to embark on their journey into homeownership. Do not miss the chance to make this charming townhouse your own.

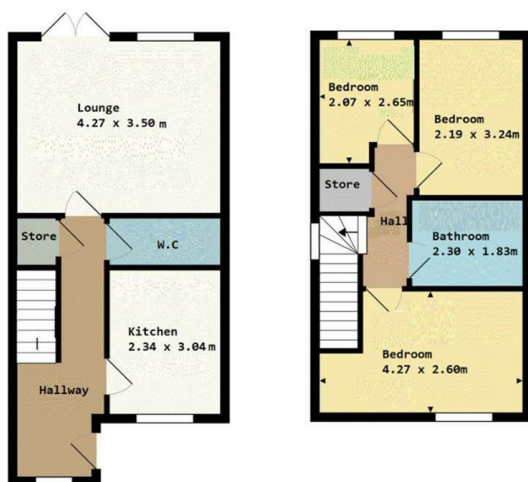
Ask us about....

AUCTION

CONVEYANCING

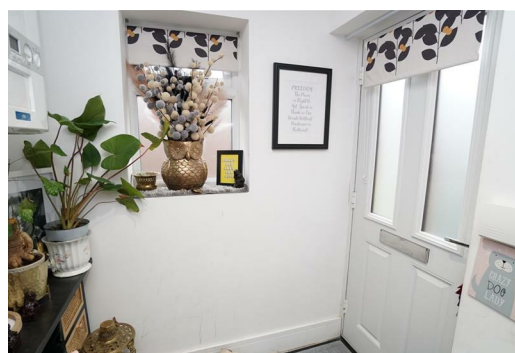
MORTGAGES

SURVEYS



Approx. Total Area: 69.4 m² ... 747 ft²

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



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 (92 plus) A		96	Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		83	(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		