

HoldenCopley

PREPARE TO BE MOVED

Broomhill Park View, Hucknall, Nottinghamshire NG15 7PP

Guide Price £170,000 - £195,000

Broomhill Park View, Hucknall, Nottinghamshire NG15 7PP



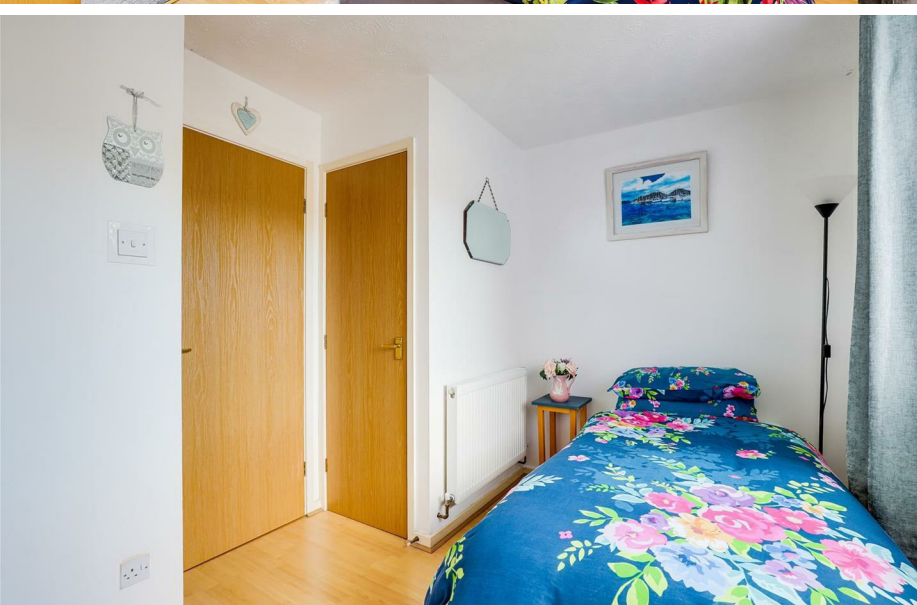
GUIDE PRICE £170,000 - £190,000

WELL-PRESENTED SEMI-DETACHED HOUSE...

Welcome to this two-bedroom semi-detached house, offering a perfect blend of comfort and style. The ground floor boasts a modern fitted kitchen, ideal for culinary enthusiasts, while the spacious living room, adorned with natural light, features double French doors that seamlessly connect to the inviting rear garden—a tranquil haven for relaxation and entertaining. Ascending to the first floor reveals two generously-sized bedrooms, providing cosy retreats for peaceful nights. The three-piece bathroom suite ensures functionality. Outside, a convenient driveway welcomes you, while the private enclosed rear garden beckons with its greenery and serenity, creating a delightful outdoor space to enjoy. Situated in the popular location of Hucknall, just a stones throw away from shops, local eateries and excellent transport links including both bus and tram stops. This residence epitomises modern living with a touch of elegance, making it the perfect home for those seeking both comfort and style.

MUST BE VIEWED





- Semi-Detached House
- Two Good-Sized Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Driveway
- Private Enclosed Garden
- Well-Presented Throughout
- Spacious Accommodation
- Popular Location
- Must Be Viewed





GROUND FLOOR

Kitchen

12'7" x 8'1" (3.85m x 2.47m)

The kitchen has a range of fitted base and wall units with worktops, a sink with a drainer and a mixer tap, space for an oven, space for a fridge freezer, a wall-mounted boiler, a pantry, tiled splashback, a radiator, a UPVC double glazed window to the front elevation and a single UPVC door providing access into the accommodation

Living Room

12'7" x 15'0" (3.85m x 4.59m)

The living room has carpeted flooring, a TV point, two radiators, a UPVC double glazed window to the side elevation and UPVC double French doors providing access to the rear garden

FIRST FLOOR

Landing

6'2" x 3'3" (1.88m x 1.01m)

The landing has carpeted flooring, a radiator and provides access to the loft and first floor accommodation

Master Bedroom

12'7" x 8'1" (3.86m x 2.47m)

The master bedroom has wood-effect flooring, a radiator and two UPVC double glazed windows to the rear elevation

Bedroom Two

7'4" x 12'7" (2.25m x 3.85m)

The second bedroom has wood-effect flooring, an in-built storage cupboard, a radiator and a UPVC double glazed window to the front elevation

Bathroom

7'3" x 5'6" (2.23m x 1.69m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with an electric shower fixture, a shower screen, tiled splashback and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, a decorative stone chipped area, courtesy lighting and side access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a well-maintained lawn, decorative stone chipped borders, a decked area, a range of plants and shrubs, a shed and panelled fencing

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

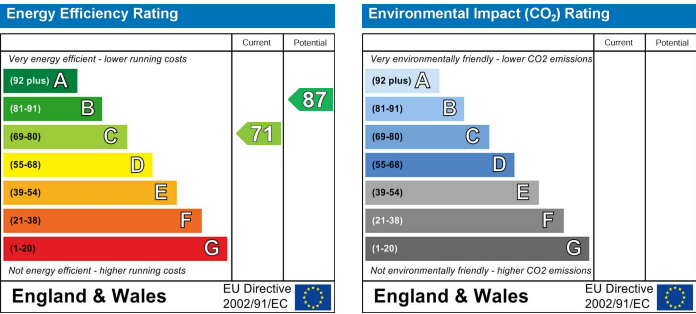
The vendor has advised the following:

Property Tenure is Freehold

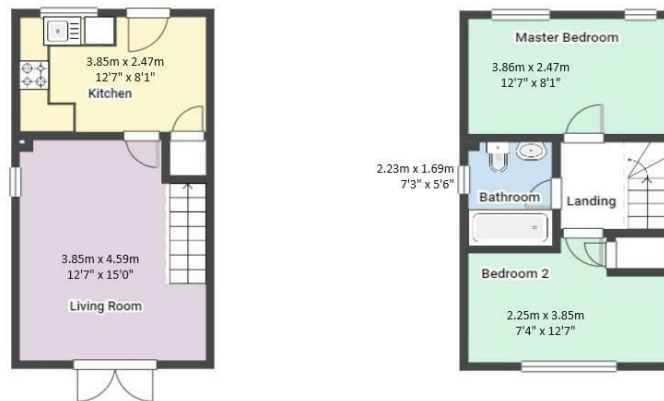
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Broomhill Park View, Hucknall, Nottinghamshire NG15 7PP



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.