

# HoldenCopley

PREPARE TO BE MOVED

York Road, Long Eaton, Nottinghamshire NG10 4NJ

---

Guide Price £220,000



York Road, Long Eaton, Nottinghamshire NG10 4NJ





GUIDE PRICE: £220,000 - £240,000

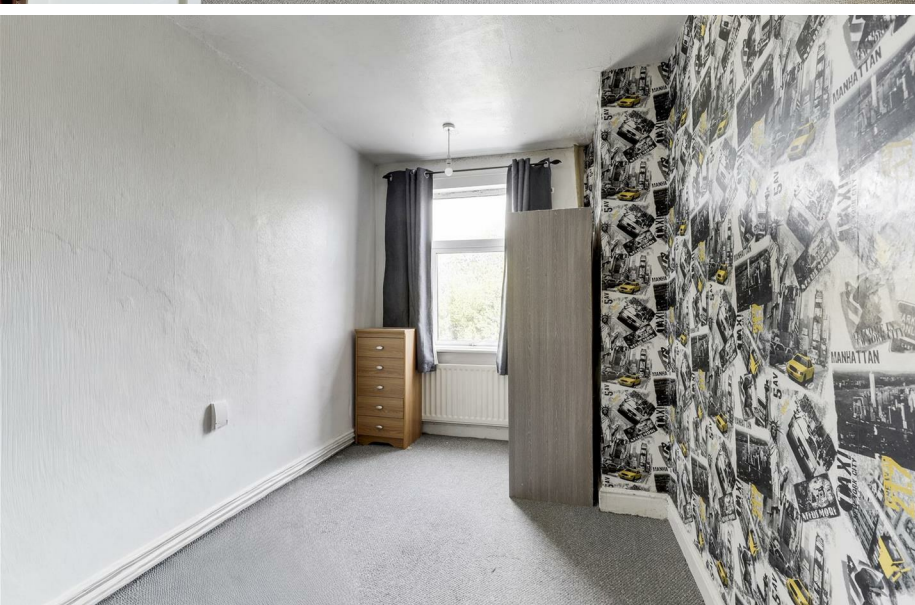
IDEAL FOR FIRST TIME BUYERS...

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation throughout, making it a perfect choice for first-time buyers looking to step onto the property ladder. Situated in a popular location, the property is within close proximity to local shops, great schools, and convenient transport links, making it ideal for a range of buyers. To the ground floor, the property comprises an entrance hallway, a living room with a gas fireplace, a separate dining room with a feature fireplace, and a modern fitted kitchen complete with a range of integrated appliances. Completing the ground floor is a bright conservatory with double French doors leading out to the rear garden – perfect for relaxing or entertaining. The first floor hosts three well-proportioned bedrooms serviced by a stylish three-piece family bathroom, and the second floor offers a versatile loft space with electrics. Outside to the front is on-street parking, while the rear boasts a private, low-maintenance garden featuring a composite decked area with a sheltered wooden pergola, an artificial lawn, and a paved patio seating area, also with a pergola. A real highlight of this property is the bespoke wooden outdoor kitchen – fully equipped with a water supply, electrics, and base units, making it the ideal space for alfresco dining and entertaining. In addition, there is a detached outbuilding, offering further flexibility.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Two Reception Rooms
- Conservatory
- Versatile Loft Space
- Private Low Maintenance Garden With Outdoor Kitchen
- Well-Connected Location
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Hallway

13'8" x 6'11" (4.18 x 2.11)

The hallway has a UPVC double-glazed window to the side elevation, wood-effect flooring, carpeted stairs, a built-in cupboard, a radiator, a dado rail and a single UPVC door providing access into the accommodation.

Living Room

13'3" x 11'10" (4.06 x 3.62 )

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a gas fireplace with an exposed brick surround and a tiled hearth, a radiator, a dado rail and coving.

Dining Room

13'3" x 12'11" (4.04 x 3.95)

The dining room has a UPV double-glazed window to the rear elevation, carpeted flooring, a feature fireplace with a decorative surround and a radiator.

Kitchen

13'9" x 6'5" (4.20 x 1.97)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated double oven, fridge-freezer and dishwasher, a electric hob with an extractor hood, an undermount stainless steel sink with a swan neck mixer tap, wood-effect flooring, a vertical radiator, a UPVC double-glazed window to the side elevation and a single UPVC door providing access out to the garden.

Conservatory

16'0" x 9'2" (4.88 x 2.81)

The conservatory has UPVC double-glazed windows to the side and rear elevations, tiled flooring, a polycarbonate roof and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

20'3" x 7'7" (6.18 x 2.32)

The landing has carpeted flooring, a dado rail, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

13'4" x 11'10" (4.08 x 3.63)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Two

12'11" x 10'2" (3.95 x 3.11)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a wall-mounted boiler.

Bedroom Three

13'10" x 7'8" (4.24 x 2.36)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bathroom

6'10" x 5'4" (2.09 x 1.63)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, tiled flooring and walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Loft Space

16'2" x 13'0" (4.93 x 3.98)

The loft space has carpeted flooring, power points, lighting and eaves storage.

OUTSIDE

Front

To the front is a walled garden with a single wooden gate providing access, on street parking and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a composite decked area with a wooden pergola with a polycarbonate roof, an artificial lawn, a paved patio seating area with a wooden pergola with a polycarbonate roof and a wooden bespoke built outdoor kitchen with base units, a water and electric supply and a detached outbuilding.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough 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.

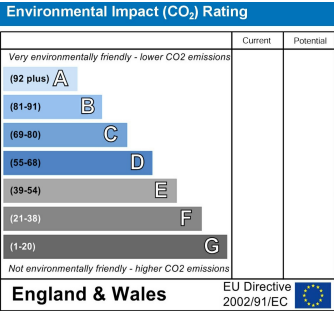
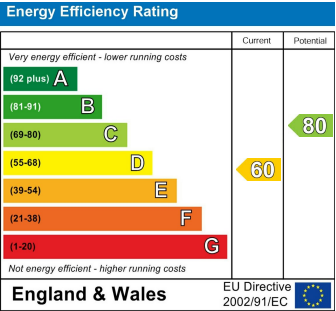
The vendor has advised the following:

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.

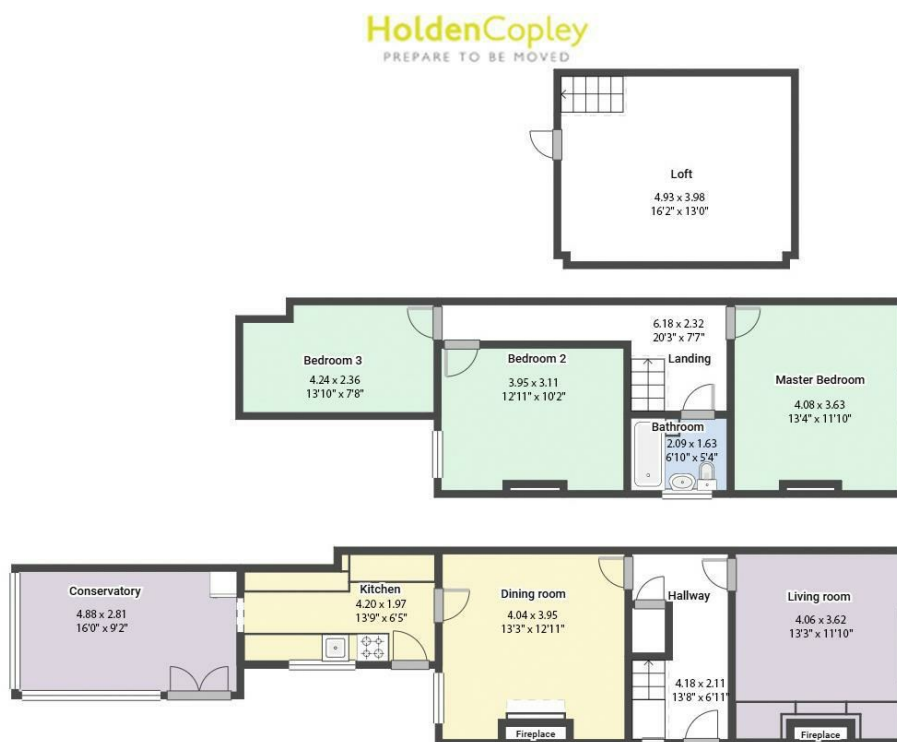
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.





York Road, Long Eaton, Nottinghamshire NG10 4NJ



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

**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@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.