



SMITH & FRIENDS are delighted to offer to the market this well proportioned three bedroom semi detached property situated in Nunthorpe with HUGE POTENTIAL. The property is offered with NO CHAIN INVOLVED and is perfect for anyone looking to do a full refurbishment. The spacious accomodation briefly comprises; lengthy entrance hallway with stairs to the first floor, generous size living room, open plan kitchen/diner with access to the garden and a small porch area. To the first floor landing are three bedrooms and a bathroom fitted with a four piece suite. Externally to the front of the property is a driveway providing parking for 2 vehicles and leading to the single garage. To the rear of the property is an impressive garden, which is mainly laid to lawn with mature shrub, plants and trees. Early viewings come highly recommended to fully appreciate.

Bedford Road, Nunthorpe, TS7 0BZ

3 Bed - House - Semi-Detached

£210,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



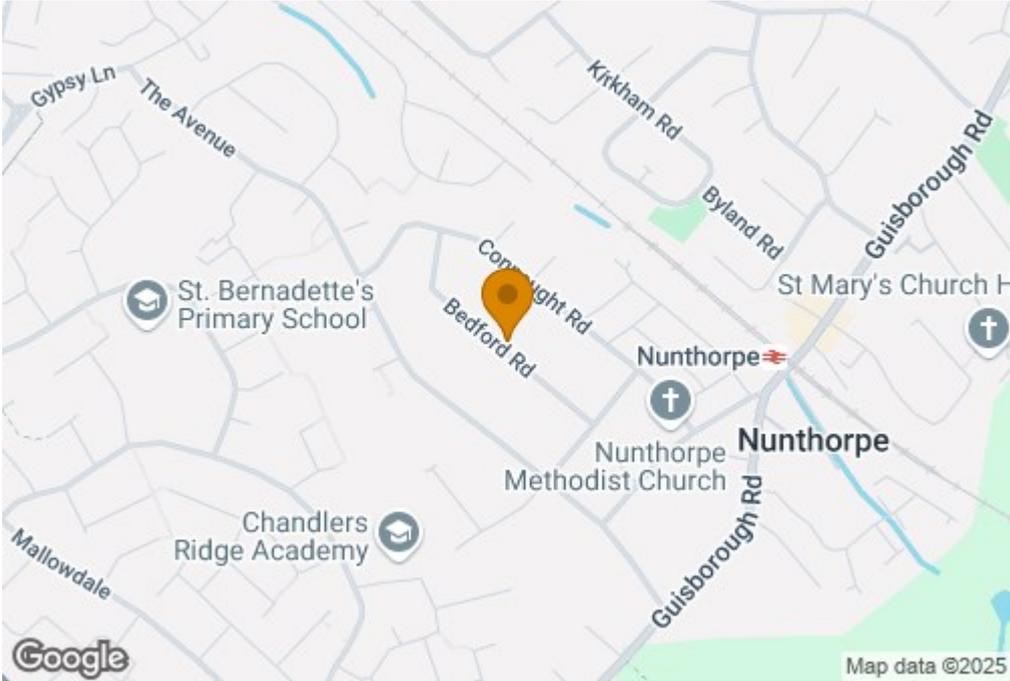
**SMITH &
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ESTATE AGENTS

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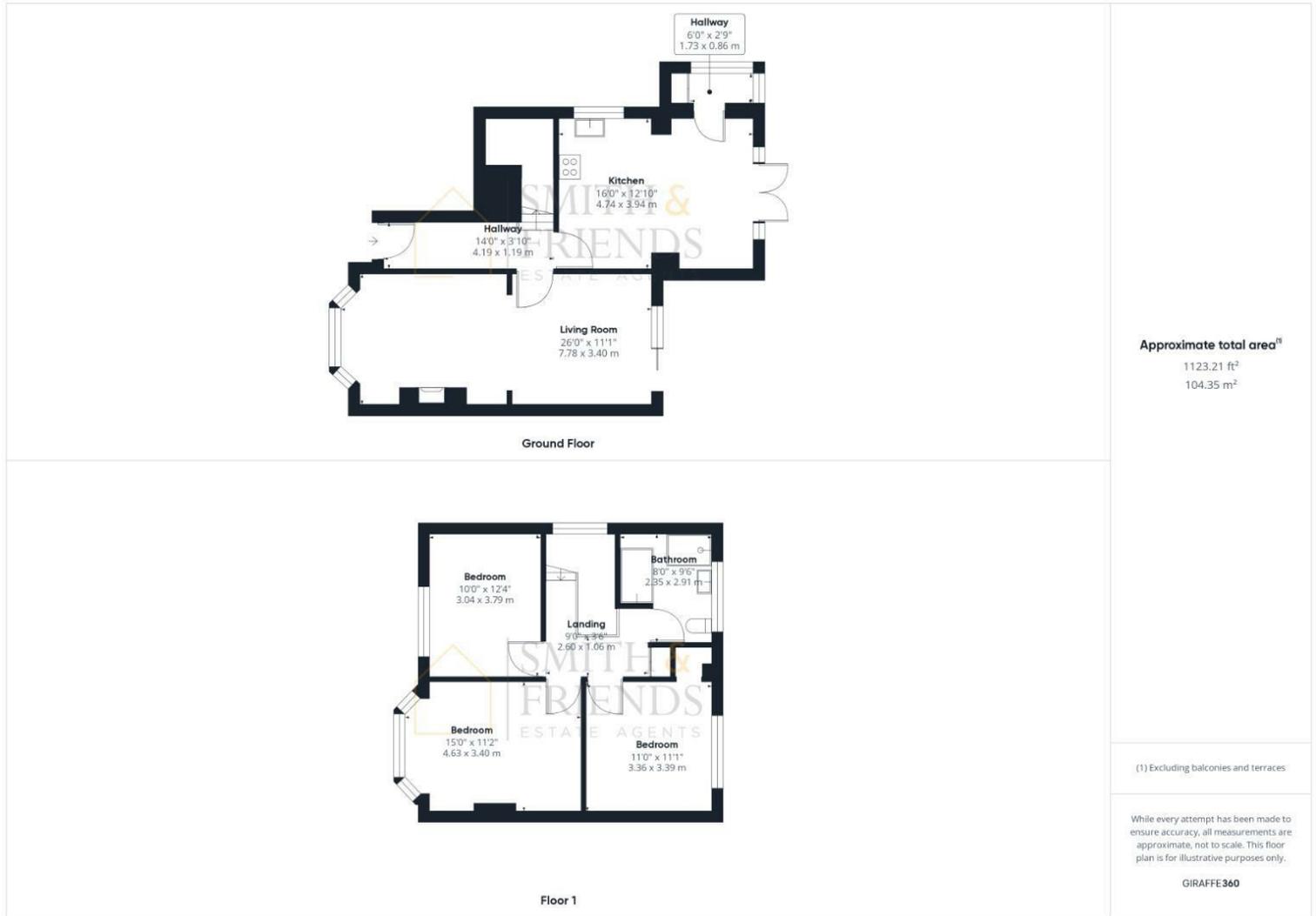


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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