



Landing Lane Hemingbrough YO8 6RA

£120,000

- Semi Detached House
- Three Bedrooms
- Good Sized Gardens
- Off Street Parking
- Popular Village Location
- Potential To Extend
- Renovation Project
- EPC Rating E



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Hemingbrough- available with immediate vacant possession and situated in a popular rural village between York & Selby, this semi detached property requires comprehensive renovation and updating. The property benefits from block paved driveway and extensive rear gardens. The accommodation comprises to the ground floor: entrance lobby, lounge, kitchen, bathroom, separate W.C., and lean to extension/utility room. To the first floor are 3 bedrooms.

ENTRANCE Timber entrance door with opaque inserts leads into

ENTRANCE LOBBY With radiator, stairs rising to first floor accommodation and internal door leading off into

LOUNGE 15' 5" into bay x 14' 11" (4.7m x 4.55m) With ceramic tiled fire place housing gas fire and walk in square Upvc double glazed window over looking the front. Internal timber and glazed door leads into

KITCHEN 9' 6" x 11' 6" (2.9m x 3.51m) With a number of wall and base units, base units finished in cream with gothic style door and drawer furniture, whilst the wall units are finished in oak effect. Tiled alcove containing central heating boiler, single drainer stainless steel sink with mixer tap, under stairs cupboard with original cold shelf and Upvc double glazed window to the side, timber framed window to the rear and internal doors leading off.

BATHROOM Fitted with white suite comprising wall mounted wash hand basin and panelled bath with modern Triton electric shower over, timber framed window with opaque insert to the rear.

SEPARATE W.C With high level flush W.C. and corner wash hand basin, timber framed opaque window to the side.

LEAN TO EXTENSION/ UTILITY 7' 9" x 15' 0" max (2.36m x 4.57m) With space and plumbing for automatic washer and

fridge, double radiator, walk in storage cupboard with storage shelving, timber framed windows provides views over the rear garden whilst timber entrance door with glazed insert leads to the side and rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed staircase with painted timber handrail leads to split level landing with double glazed window to the side, access to roof void and internal doors leading off.

BEDROOM ONE 10' 9" x 15' 1" max (3.28m x 4.6m) Spacious master bedroom with picture rail, radiator, useful walk in storage cupboard fitted with hanging rail and shelving. Upvc double glazed Georgian style window over looking the front.

BEDROOM TWO 12' 6" max x 11' 1" max (3.81m x 3.38m) With fitted shelved storage cupboard containing hot water cylinder, radiator. Timber framed window over looking the rear.

BEDROOM THREE 9' 3" x 6' 8" (2.82m x 2.03m) Fitted with radiator and timber framed window to the rear.

EXTERNAL

FRONT To the front of the property is a brick built retaining wall leading to mature lawned garden with good quality

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timber perimeter fencing, block paved pillared driveway provides off street parking and walkway to front door with storm porch and continues round to the rear with wrought iron pedestrian access gate.

REAR To the rear of the property is a good sized mature enclosed garden with good quality timber perimeter fencing incorporating some concrete posts and gravelled boards. The immediate garden is predominately laid to lawn with well stocked borders and timber outbuilding, concrete walkway leads to further good sized vegetable garden and being fully enclosed.

TENURE The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING & APPLICANCE The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

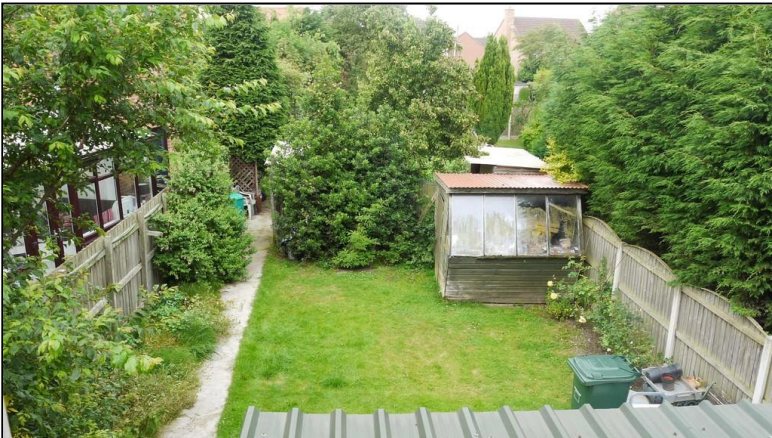
LOCATION From Selby head onto the A19 turning right at the roundabout to follow the A63 head into the village of Hemingbrough and turn right onto Main Street then right onto Landing Lane where the property is on the left hand side and can be easily identified by our Housesetc for sale board.

Council Tax: A



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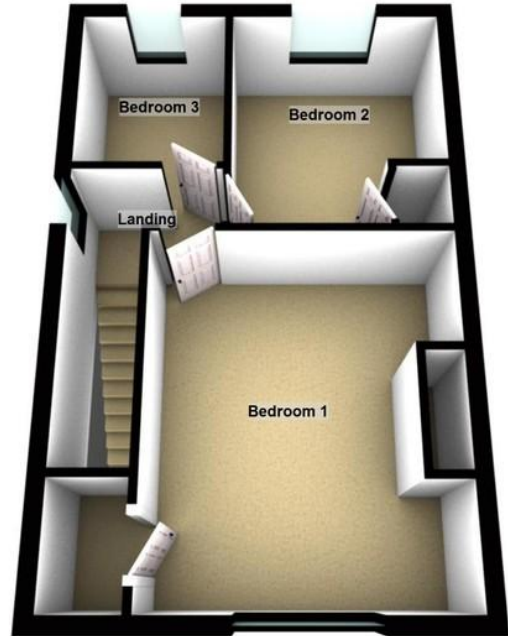
Ground Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.2 sq. feet)



Total area: approx. 75.8 sq. metres (815.5 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

