



20 Harris Drive, Houghton-on-the-Hill, Leicester LE79LW

MOORE  
& YORK



### Property at a glance:

- Semi Detached Family Home
- Off Road Parking & Private Garden
- Kitchen Breakfast Room
- Spacious Lounge Dinner
- Three Bedrooms
- Ground Floor W/c
- Family Bathroom
- Viewing A Must

£290,000 Freehold



Presented in fantastic order this modern three bedroom semi detached home situated in this sought after residential development on the edge of the popular village of Houghton-on-the-Hill. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, lounge/dining room and kitchen breakfast room with integrated appliances and to to first floor master bedroom, two further bedrooms and family bathroom and stands with parking to front and easily maintainable garden to rear. This lovely home would ideally suit the young and growing family. We highly recommend viewings to appreciate the accommodation on offer. EPC TBC

#### VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

#### SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double glazed.



#### MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.





## **FLOORPLANS**

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor

## **TENURE**

Freehold

## **COUNCIL TAX BAND**

## **EPC RATING**

TBC

## **IMPORTANT INFORMATION**

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property â€” if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

