

Cumbrian Properties

12 Rosevale, Harraby



Price Region £125,000

EPC-C

End-terraced property | Move in ready condition
1 reception room | 2 double bedrooms | 1 bathroom
Front & rear gardens | No onward chain

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This two double bedroom, end-terraced property is situated on a no through road overlooking Keenan Park. The UPVC double glazed and gas central heated accommodation briefly comprises entrance hall, lounge with multi fuel stove and patio doors to the rear garden, fitted kitchen with pantry and separate utility room. To the first floor there are two double bedrooms – both with fitted storage cupboards, and three piece bathroom. Front and rear lawned gardens and views to the front overlooking the park.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, UPVC double glazed frosted window to the front, understairs storage cupboard, wood effect vinyl flooring, doors to lounge and kitchen.



ENTRANCE HALL

LOUNGE (19'6 x 11') UPVC double glazed window to the front, double glazed aluminium sliding patio doors to the rear garden, two radiators and multi fuel stove.



LOUNGE

KITCHEN (12'4 x 7'5) Fitted kitchen incorporating sink unit with mixer tap, electric oven and grill, four ring gas hob with aluminium splashback and extractor hood above, UPVC double glazed window to the rear, wood effect vinyl flooring, shelving pantry housing the consumer box and meters, and door to utility.

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KITCHEN

UTILITY (9' x 8') Plumbing for washing machine, fitted worksurface and UPVC double glazed window to the rear.



UTILITY

FIRST FLOOR

LANDING UPVC double glazed window to the side, loft access, doors to bedrooms and bathroom.

BEDROOM 1 (15' x 9'6) UPVC double glazed window to the front, radiator and fitted storage cupboard.



BEDROOM 1

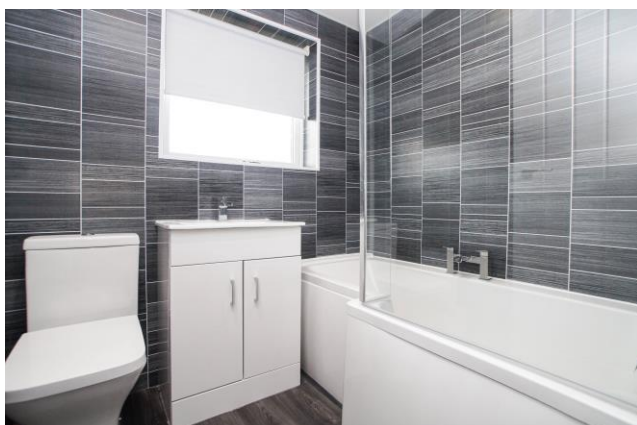
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BEDROOM 2 (12' x 10') UPVC double glazed window to the rear, radiator and fitted storage cupboard housing the gas boiler.



BEDROOM 2

BATHROOM (6'4 x 6') Three piece suite comprising WC, vanity unit wash hand basin and shower with rainfall showerhead above panelled bath. Panelled walls, panelled ceiling, heated towel rail, wood effect vinyl flooring and UPVC double glazed frosted window to the rear.



BATHROOM

OUTSIDE Low maintenance lawned front garden overlooking Keenan Park. Spacious, lawned rear garden with paved patio, gravelled and shrub borders and outside tap.



REAR GARDEN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band A.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

