

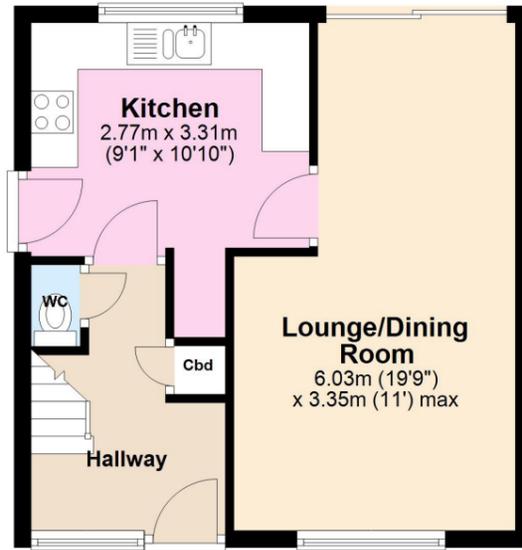


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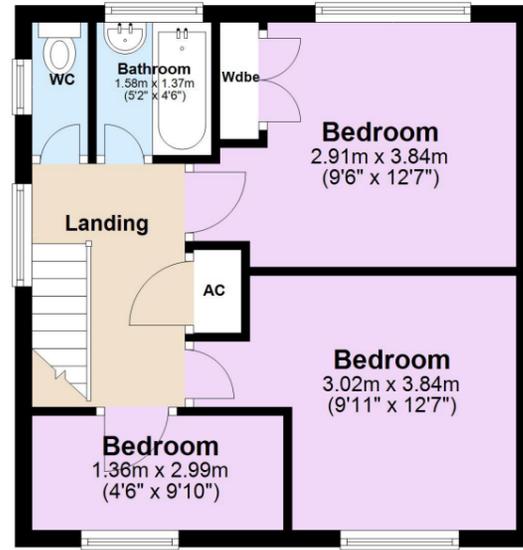


LINKHOMES
ESTATE AGENTS

Ground Floor



First Floor



Total area: approx. 69.2 sq. metres (745.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



33 York Road, Broadstone, Dorset, BH18 8EW
Guide Price £350,000

**** NO FORWARD CHAIN ** MINUTES FROM BROADSTONE HIGH STREET ** SOUTHERLY-FACING GARDEN ****

Link Homes Estate Agents are pleased to offer for sale this well-presented three bedroom semi-detached house situated in the ever-popular BH18 postcode. Being sold with no forward chain and benefitting from an array of fine features including three bedrooms with bedroom one offering a fitted wardrobe, a shaker-style kitchen with space for appliances, an open-plan living room/dining room with direct access onto the fully-landscaped southerly facing private rear garden, a family bathroom suite on the first floor with a separate WC, a downstairs WC and a shingle driveway with parking for multiple vehicles. This is a must-view to appreciate the desirable position this property has to offer!

York Road is situated in the much-desired Broadstone location and just minutes away from Broadstone High Street which offers a range of useful amenities. Few of which include a number of pubs, restaurants, bars, Marks & Spencer's, Griff's Family Butchers, Tesco's Express, Costa Coffee, The Broadstone Leisure Centre, Broadstone Golf Club, The Broadstone Junction, Patisserie Mark Bennett to name a few! Local schools include Springdale First School which is a mile away, Broadstone First School and Broadstone Middle School which are 0.8 miles away and Corfe Hills. There are plenty of woodland walks nearby that are great for dog walking. Broadstone sits centrally between Wimborne and Poole with Bournemouth also just a short drive away. A truly great location!



Ground Floor

Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, composite door to the front aspect, UPVC double glazed frosted window to the front aspect, radiator, feature panelling, storage cupboard with the consumer unit enclosed, power points, thermostat and laminate flooring.

Downstairs W/C

Ceiling light, toilet, part tiled walls and laminate flooring.

Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed frosted single door to the side aspect, wall and base fitted units, space for a longline fridge/freezer, space for a washing machine, four point electric hob with integrated oven, one and a half bowl composite sink with drainer, tiled splash back, power points, radiator, cupboard with the boiler enclosed and laminate flooring.

Living Room/Dining Room

Smooth set ceiling, ceiling lights, UPVC double glazed window to the front aspect, UPVC double glazed sliding doors to the rear aspect, radiators, power points and laminate flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, airing cupboard with the water tank enclosed, thermostat and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, double fitted wardrobe, power points and laminate flooring.



Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, recess shelving, power points and laminate flooring.

Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath with electric shower, pedestal sink, radiator, tiled walls and tiled flooring.

Separate W/C

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, toilet, part tiled walls and tiled flooring.

Outside

Garden

Laid to lawn with decking area, surrounding wooden fences, shed, outbuilding with flat roof, surrounding shrubbery, side gated access, external power points and an outside tap.

Driveway

Shingle driveway with parking for multiple vehicles, laid to lawn area, side gated access, shrubbery and wooden fence.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: B - Approximately £1,866.67 per annum.

Stamp Duty

First Time Buyer: £2,500
Moving Home: £7,500
Additional Property: £25,000

