



603 Welford Road, Knighton, Leicester LE26FP

MOORE  
& YORK



### Property at a glance:

- Extended Semi Detached Home
- Large Plot To Rear
- Excellent Development Potential (STP)
- Car Port & Garage
- Four Bedrooms & Bathroom
- Lounge, Dining Room & Kitchen
- No Onward Chain
- Popular and Sought After Location

**£325,000 Freehold**



Extended established four bedroom semi detached home standing set back from this tree lined road situated in the heart of this popular suburb offering easy access to all local facilities. The property is being sold with no upward chain and provides excellent potential for further development(STP). The centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, dining room, lounge and kitchen and to the first floor four bedrooms, bathroom and separate WC and stands with driveway to front providing parking leading to side car port and garage and large gardens to rear.

### DETAILED ACCOMMODATION

Hardwood and glazed door set in arched glazed surround leading to;

#### ENTRANCE HALL

Radiator, stairs leading to first floor accommodation.

#### CLOAKROOM/WC

Low level WC and wash hand basin, UPVC sealed double glazed window.

#### DINING ROOM

13' 1" x 11' 1" (3.99m x 3.38m) Wall mounted gas fire set in traditional tiled surround, alcove shelving, UPVC sealed double glazed circular bay window with bay radiator



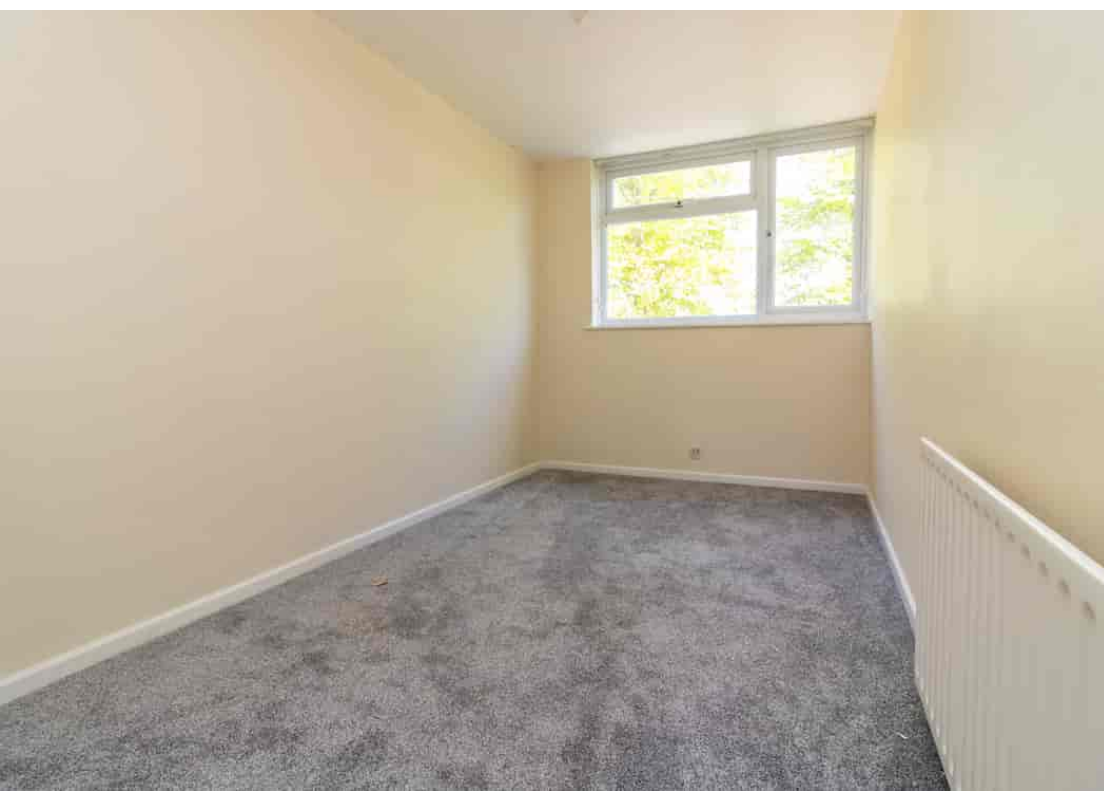
#### LOUNGE

16' 8" x 11' 0" (5.08m x 3.35m) Radiator, UPVC sealed double glazed sliding patio doors to rear garden, coal effect fire with tiled hearth.

#### KITCHEN

10' 5" x 6' 1" (3.17m x 1.85m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, UPVC sealed double glazed window, tiled splash back, door to side aspect, Quarry tiled flooring, radiator.

#### FIRST FLOOR LANDING





## BEDROOM 1

13' 1" x 11' 0" (3.99m x 3.35m) UPVC sealed double glazed circular bay window to front aspect, alcove wardrobes.

## BEDROOM 2

13' 4" x 11' 10" (4.06m x 3.61m) UPVC sealed double glazed, radiator, alcove wardrobes, radiator.

## BEDROOM 3

12' 3" x 7' 2" (3.73m x 2.18m) Radiator, UPVC sealed double glazed window, pedestal wash hand basin.

## BEDROOM 4

7' 9" x 6' 8" (2.36m x 2.03m) Radiator, UPVC sealed double glazed window, fitted cupboard.

## CLOAKROOM

Low level WC, UPVC sealed double glazed window.

## SHOWER ROOM

8' 2" x 6' 3" (2.49m x 1.91m) Three piece suite comprising easy wipe corner shower unit and vanity sink set in bathroom cabinet incorporating WC, radiator, UPVC sealed double glazed window.

## OUTSIDE

Open plan garden area to front, driveway to side providing parking leading to double gated access to carport and garage. Large garden area to rear comprising patio, lawns and evergreen and floral bed and borders.

## 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.

## VIEWING

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

## 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.

## FLOOR PLANS

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

## EPC RATING

TBC

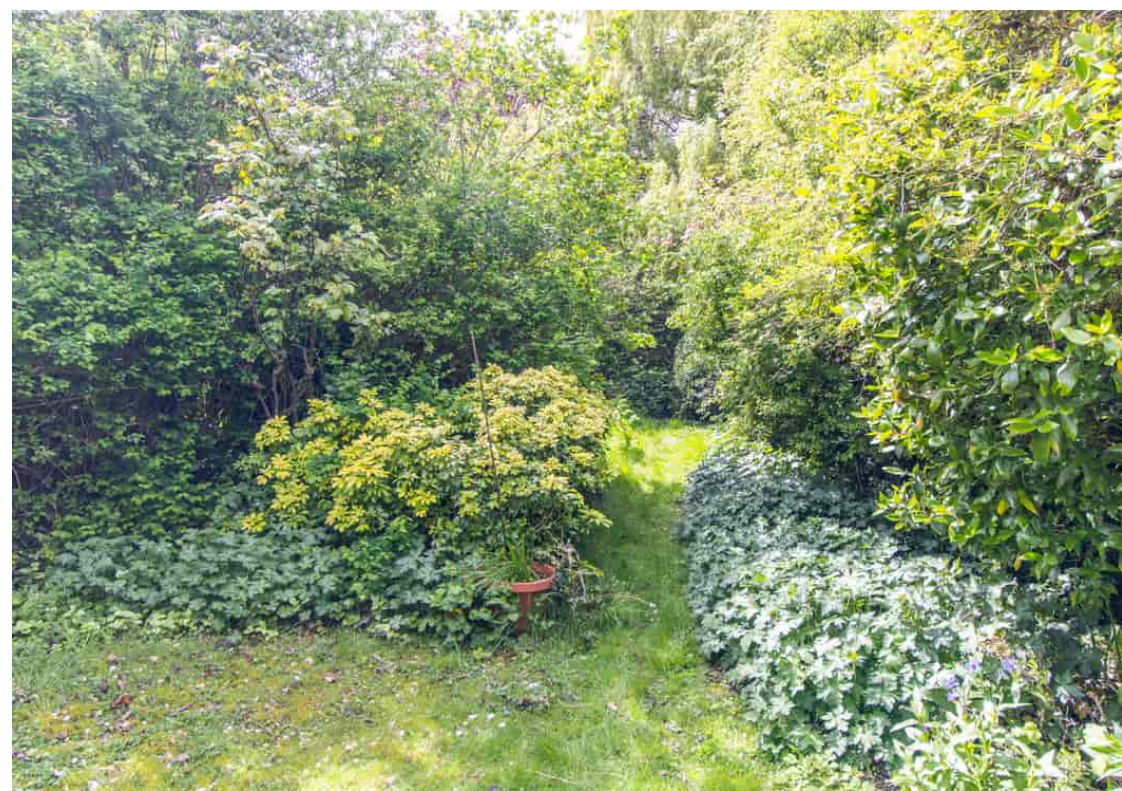
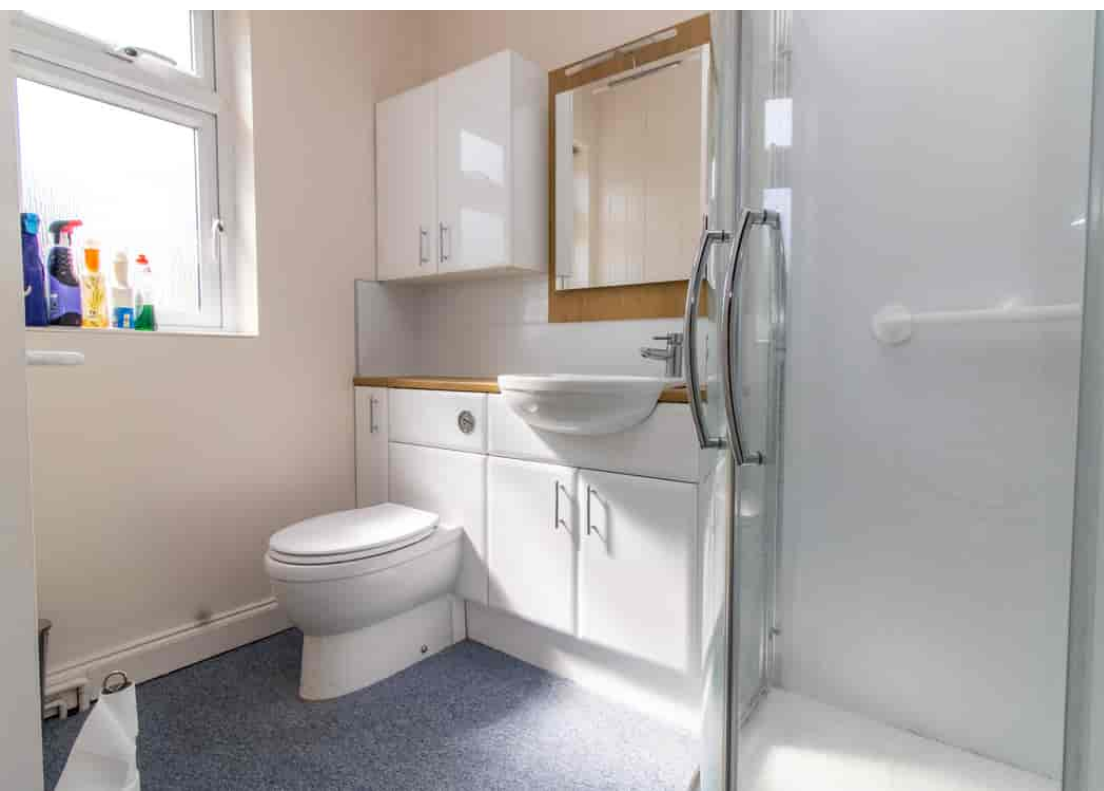
## COUNCIL TAX BAND

Leicester C

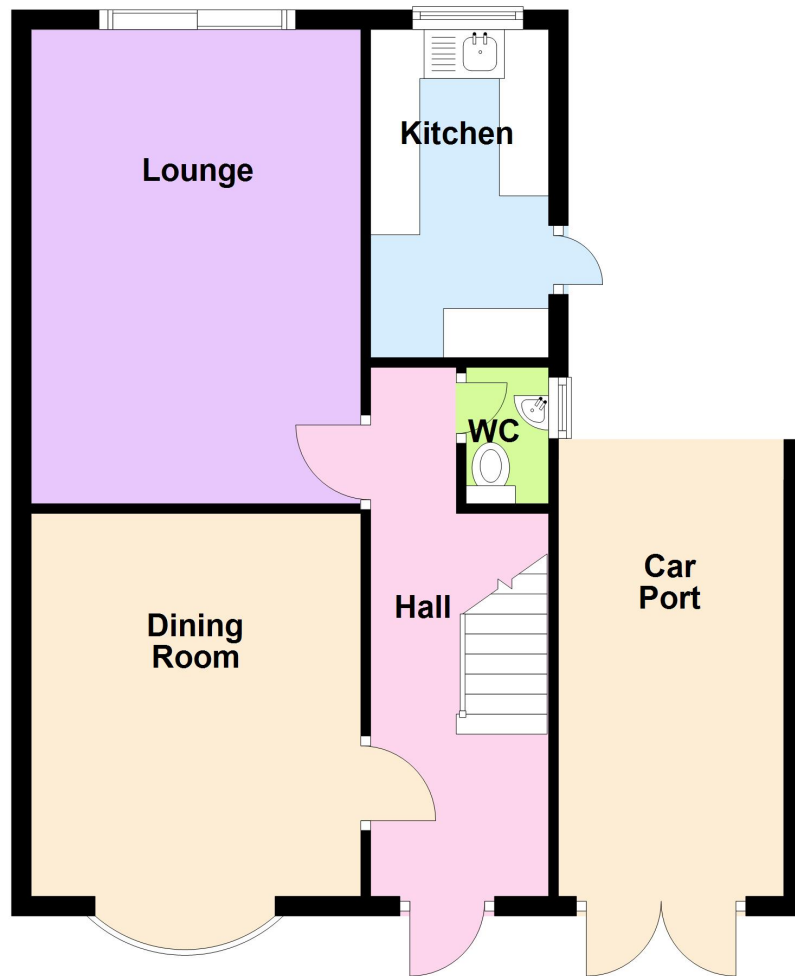
## IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

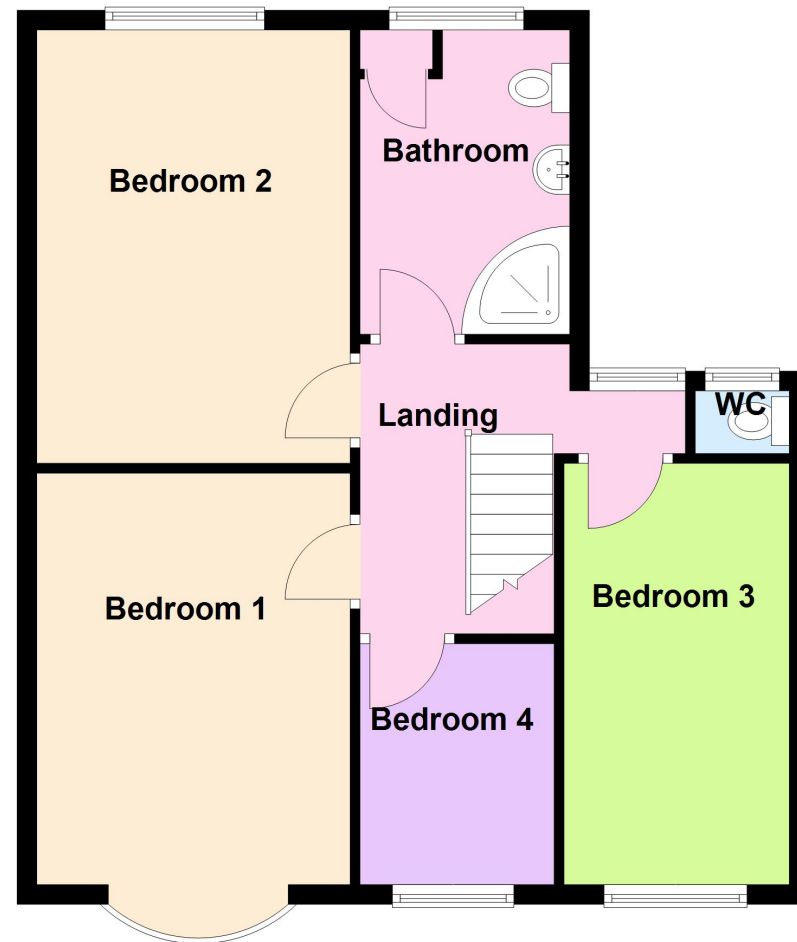
For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.



**Ground Floor**



**First Floor**



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 " 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

