



58 Park Rise, Leicester LE36SH

MOORE
& YORK



Property at a glance:

- Nicely Presented Three Bedroom Home
- Bathroom & WC
- Gas Central Heating & D\G
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Ideal Buy For Growing Family
- Kitchen & Lounge/Dining Room
- Easily Maintainable Gardens
- Parking & Garage
- View Essential

Asking Price £230,000 Freehold



Nicely presented three bedroom staggered end town house home situated with easy access of all local facilities and within a short drive of the popular Fosse Park Retail Centre and the M1/M69 road junction offering excellent transport links. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, Cloakroom/WC, fitted kitchen and lounge/dining room and to the first floor three bedrooms and family bathroom and stands with easily maintainable nicely presented gardens with garage to rear. The property would ideally suit the young and growing family and we highly recommend an internal viewing to appreciate the standard of accommodation provided.

ENTRANCE HALL

Radiator, under stairs cupboard, stairs leading to first floor accommodation.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

LOUNGE/DINING ROOM

24' 10" x 12' 0" (7.57m x 3.66m) Display fire and surround, radiator, TV point, UPVC sealed double glazed window and Sliding patio doors to rear aspect.

KITCHEN

11' 4" x 8' 11" (3.45m x 2.72m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece ceramic hob and extractor fan over set in matching hood, UPVC sealed double glazed window and patio door, wall mounted Worcester boiler, tiled splash back, radiator.

FIRST FLOOR LANDING

Access to loft space





BEDROOM 1

12' 10" x 10' 7" (3.91m x 3.23m) Radiator, UPVC sealed double glazed window, built in wardrobes.

BEDROOM 2

11' 0" x 9' 11" (3.35m x 3.02m) Radiator, UPVC sealed double glazed window, built in wardrobes.

BEDROOM 3

9' 2" x 7' 5" (2.79m x 2.26m) Radiator, UPVC sealed double glazed window.

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, heated towel rail.

OUTSIDE

Open plan enclosed lawn garden to front and to rear nicely presented garden comprising decking leading to lawns with further covered decking sitting area with lighting, storage shed with power and light, storage unit with plumbing for washing machine with gated access leading to rear parking.

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 and 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.









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

TENURE

Freehold

EPC RATING

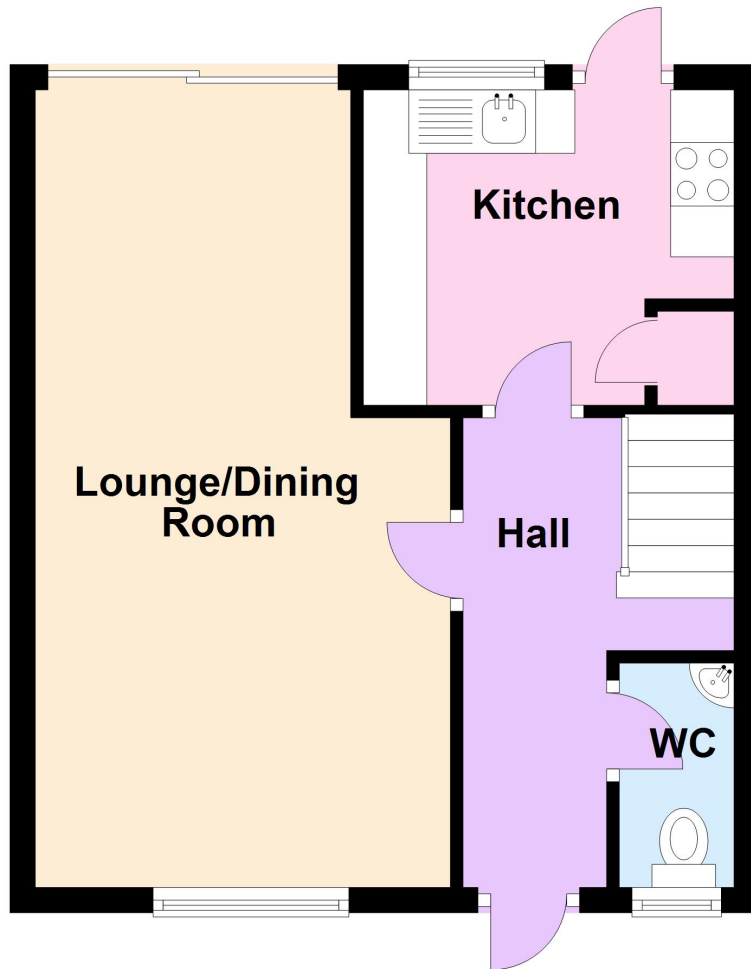
TBC

COUNCIL TAX BAND

Leicester B

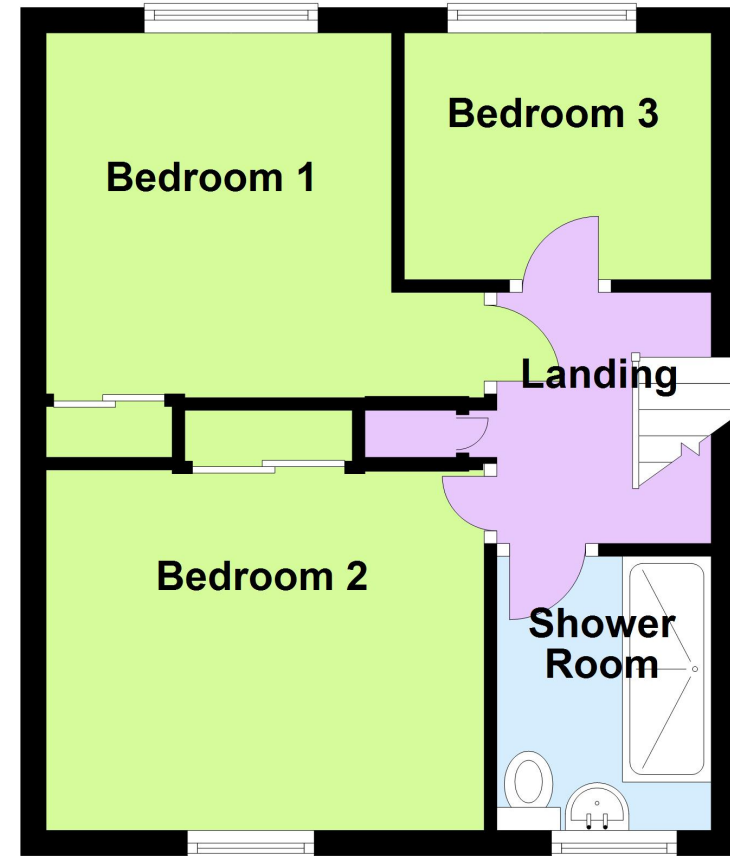
Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



First Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



Total area: approx. 67.6 sq. metres (727.7 sq. feet)

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

