



22 Goldworkings Crescent, Glenfield, Leicester LE38FY

MOORE
& YORK



Property at a glance:

- Modern Semi Detached Home
- Sought After Residential Development
- Easy Access Local Facilities
- Short Drive Glenfield Hospital & Western Bypass
- Kitchen & Lounge/Dining Room
- Three Bedrooms & Bathroom
- Ample Parking

Offers Over £250,000 Freehold



Nicely presented modern three bedroom semi detached home situated in the heart of this sought after residential development situated on the edge of the popular large village offering its own community atmosphere including local shopping and leisure facilities and within a short drive of the Glenfield Hospital and the Western Bypass offering excellent transport links. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, kitchen and lounge/dining room and to the first floor three bedrooms and bathroom and stands with easily maintainable gardens and ample side parking. The property would ideally suit the young first time buying couple and small family alike and we recommend a early viewing

DETAILED ACCOMMODATION

Sealed double glazed door leading to

ENTRANCE HALL

Stairs leading to first floor accommodation, radiator

CLOAKROOM/WC

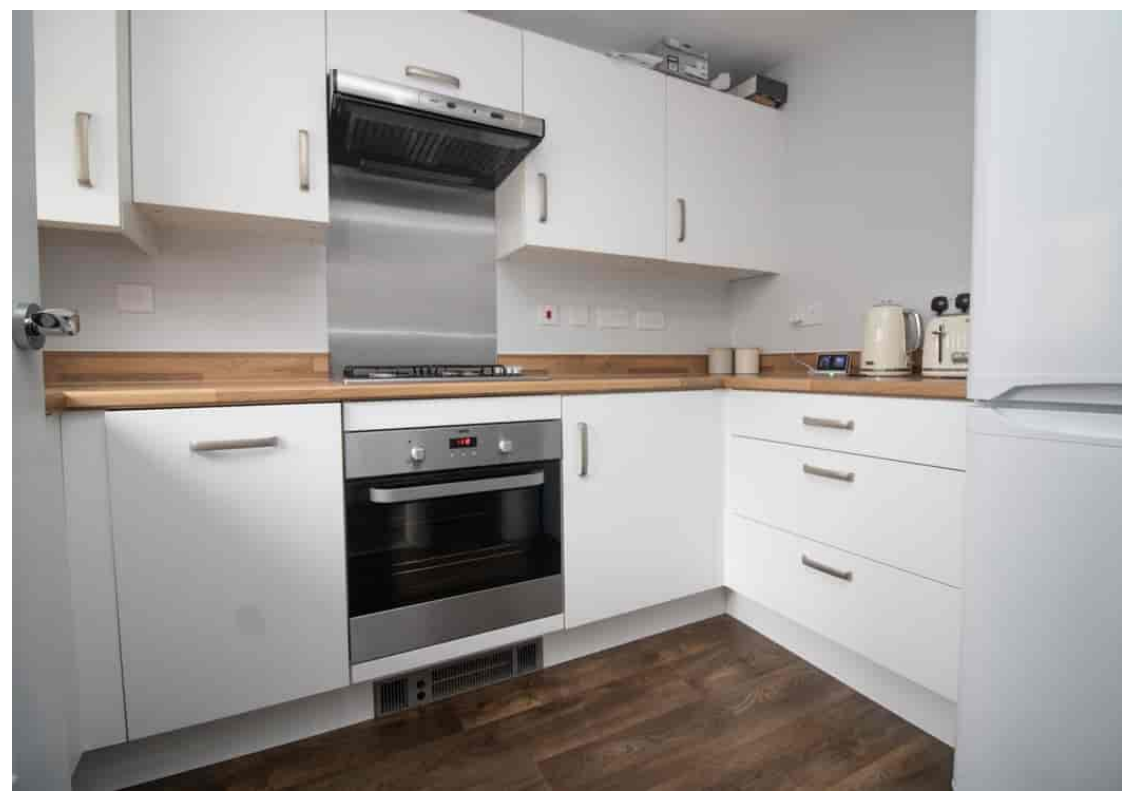
Pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window

KITCHEN

9' 8" x 6' 10" (2.95m x 2.08m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, integrated slimline dishwasher, radiator, UPVC sealed double glazed window, concealed central heating boiler.

LOUNGE/DINING ROOM

19' 2" x 13' 8" (5.84m x 4.17m) Radiator, TV point, UPVC sealed double glazed French doors set in square bay with matching side panels leading to rear garden, understairs cupboard.





FIRST FLOOR LANDING

Radiator, UPVC sealed double glazed window, access to loft space.

BEDROOM 1

13' 9" x 9' 3" (4.19m x 2.82m) Radiator, UPVC sealed double glazed window, over stairs cupboard.

BEDROOM 2

9' 8" x 7' 7" (2.95m x 2.31m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

9' 4" x 5' 10" (2.84m x 1.78m) Radiator, UPVC sealed double glazed window

BATHROOM

7' 4" x 5' 6" (2.24m x 1.68m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, large tiled splash backs, airing cupboard.

OUTSIDE

Easily maintainable garden to rear comprising patio area and artificial lawns with gated access to ample side 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, 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

COUNCIL TAX BAND

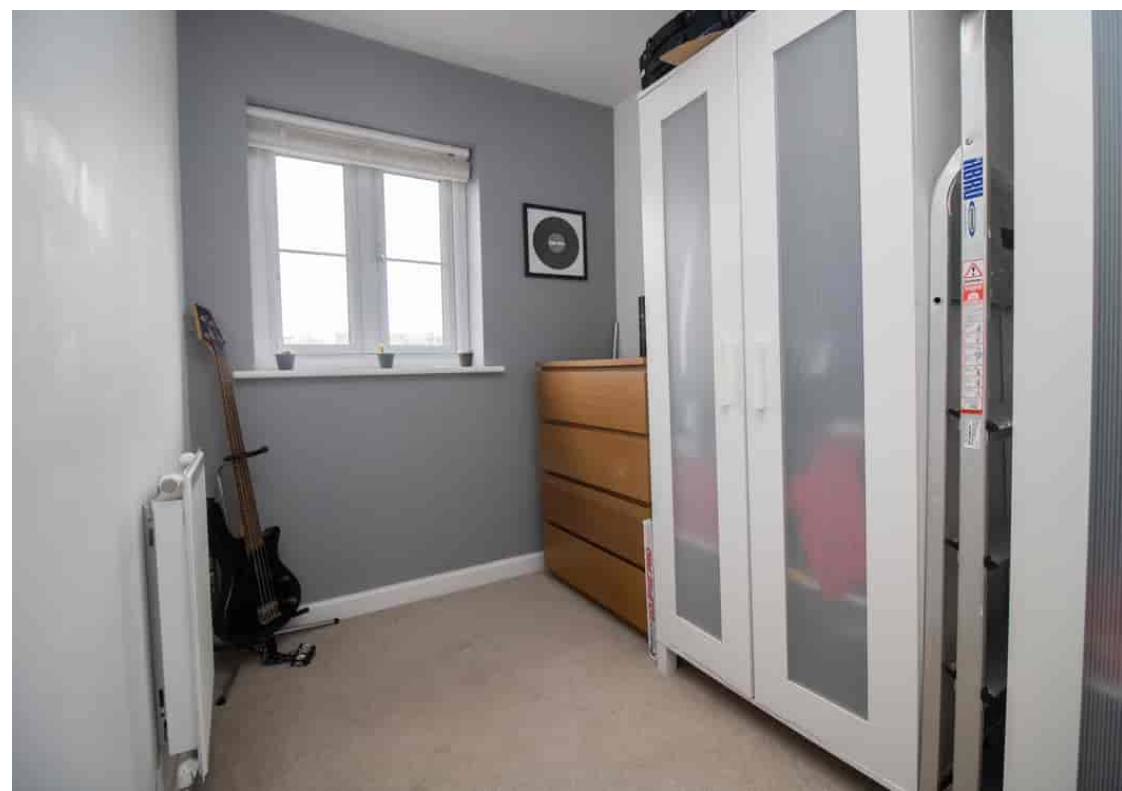
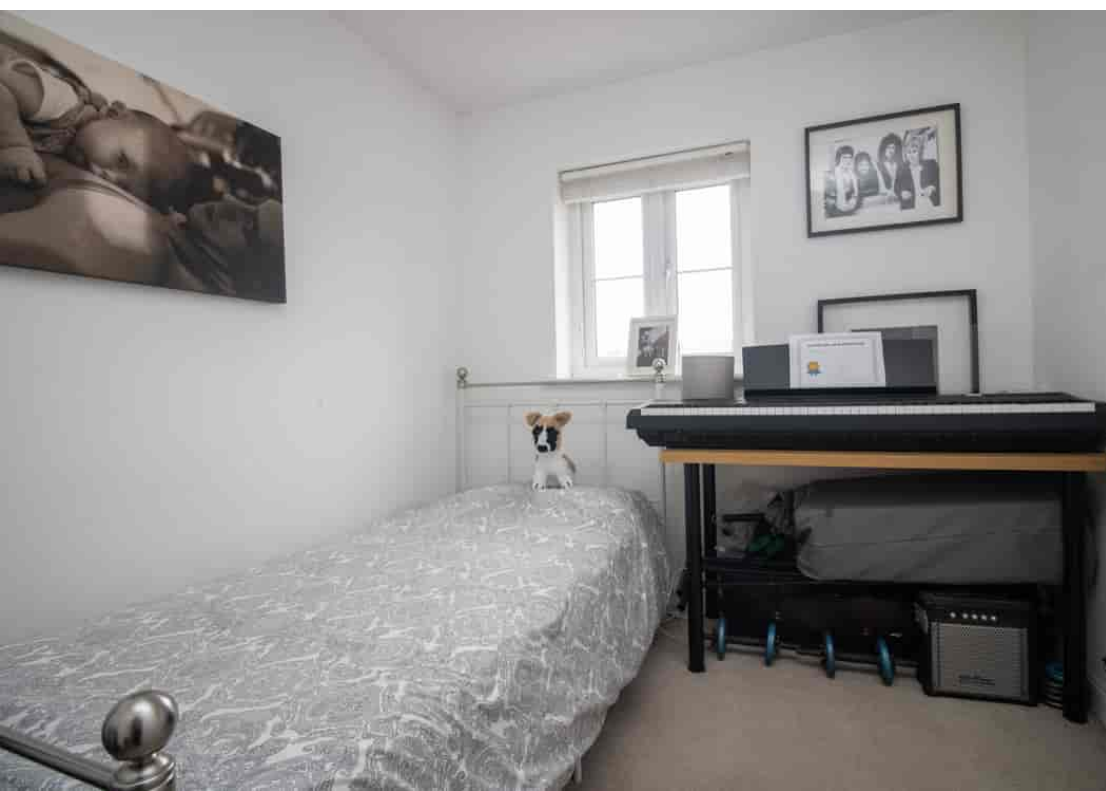
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EPC RATING

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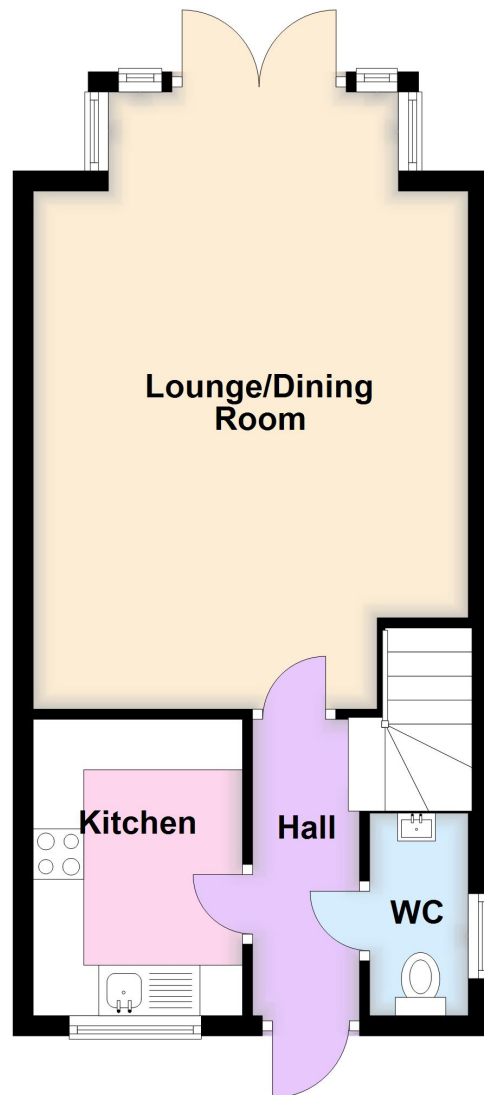
IMPORTANT INFORMATION

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.



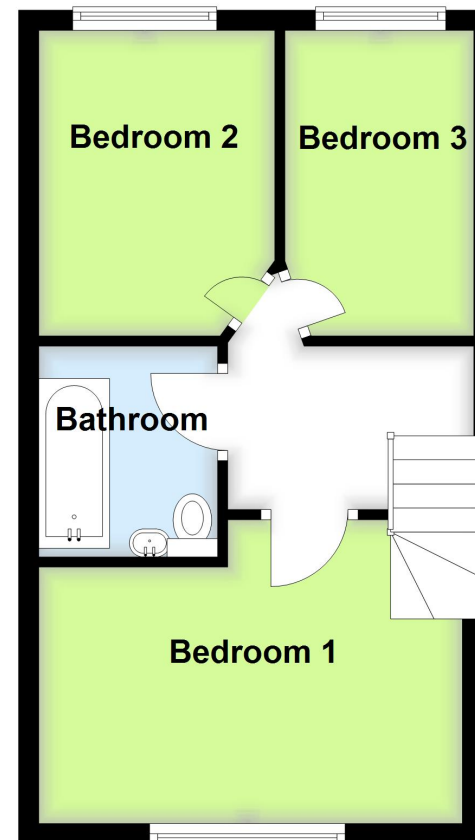
Ground Floor

Approx. 38.0 sq. metres (408.5 sq. feet)



First Floor

Approx. 33.4 sq. metres (360.0 sq. feet)



Total area: approx. 71.4 sq. metres (768.5 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

