

175 York Road
Broadstone BH18 8ES

Price **£375,000** Freehold



A UNIQUE TWO BEDROOM DETACHED PROPERTY,
SITUATED IN A POPULAR LOCATION, NOW IN
NEED OF GENERAL UPDATING. BENEFITING
FROM A SIZEABLE REAR GARDEN AND NO
FORWARD CHAIN. VIEW TO APPRECIATE.

Ground Floor



First Floor



Total area: approx. 98.6 sq. metres (1061.6 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 or 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.

- * **ENTRANCE HALLWAY 8' 7" X 6' 7" (2.65m x 2.04m)**
- * **DOWNSTAIRS CLOAKROOM 6' 6" X 2' 8" (2.01m x 0.85m)**
- * **KITCHEN/BREAKFAST ROOM 12' X 8' 5" (3.66m x 2.59m)**
 - * **UTILITY ROOM 8' X 7' 1" (2.44m x 2.16m)**
 - * **OFFICE 9' 9" X 8' (3.02m x 2.44m)**
- * **LOUNGE/DINER 24' 3" X 12' 6" (7.41m x 3.84m)**

STAIRS TO FIRST FLOOR LANDING

- * **BEDROOM ONE 16' 9" INTO WARDROBES X 11' 9" (5.15m x 3.63m)**
- * **BEDROOM TWO 12' X 8' 6" TO WARDROBE FRONTS (3.66m x 2.62m)**
 - * **FAMILY BATHROOM 9' X 5' 4" (2.74m x 1.65m)**

- * **GAS FIRED CENTRAL HEATING**

- * **DOUBLE GLAZED**

- * **LARGE SOUTHERLY FACING REAR GARDEN**

- * **DRIVEWAY PROVIDING OFF ROAD PARKING**

- * **SINGLE GARAGE**

- * **ADDITIONAL WORKSHOP**







ABOUT THIS PROPERTY

Front door leads to the entrance hallway which has access into the downstairs cloakroom comprising low level flush WC and wall mounted wash hand basin with twin taps and tiled splashback. The kitchen/breakfast room has dual aspect windows and a range of wall mounted and base storage cupboards and drawers, roll top worksurfaces, single bowl double drainer sink unit with mixer tap, freestanding double oven with four ring burner electric hob, wall mounted 'Vaillant' gas fired central heating boiler and wall mounted programmer. A door leads to the utility room which has window to front aspect and wall and floor mounted cupboards, single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine and space for upright fridge/freezer. The office has fitted cupboards with shelving and window and door to the rear garden. The sizeable lounge/diner has a feature brick built fireplace with tiled hearth, windows and door to the rear garden and a staircase which leads to the first floor landing which has access to loft space.

Bedroom one has dual aspect windows and a range of built in cupboards with additional airing cupboard housing the hot water cylinder and slatted shelving above. Bedroom two also has built in cupboards and window overlooking the rear garden. The family bathroom comprises a panel enclosed bath with mixer tap and overhead shower with shower screen, low level flush WC, wash hand basin with twin taps and vanity unit beneath, fitted mirror and obscured glazed window.

Outside, the front of the property provides off road parking and a single garage. There is also access to the workshop. The well established rear garden has an abundance of shrubs and borders and a greenhouse together with access to the front of the property.





DIRECTIONS:

From the Broadstone roundabout proceed along The Broadway and take the first right hand turning into York Road.

COUNCIL TAX: Band D. BCP (Poole) Council.

ENERGY EFFICIENCY RATING: D.

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

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REF: R1862