

71 York Road
Broadstone BH18 8EP

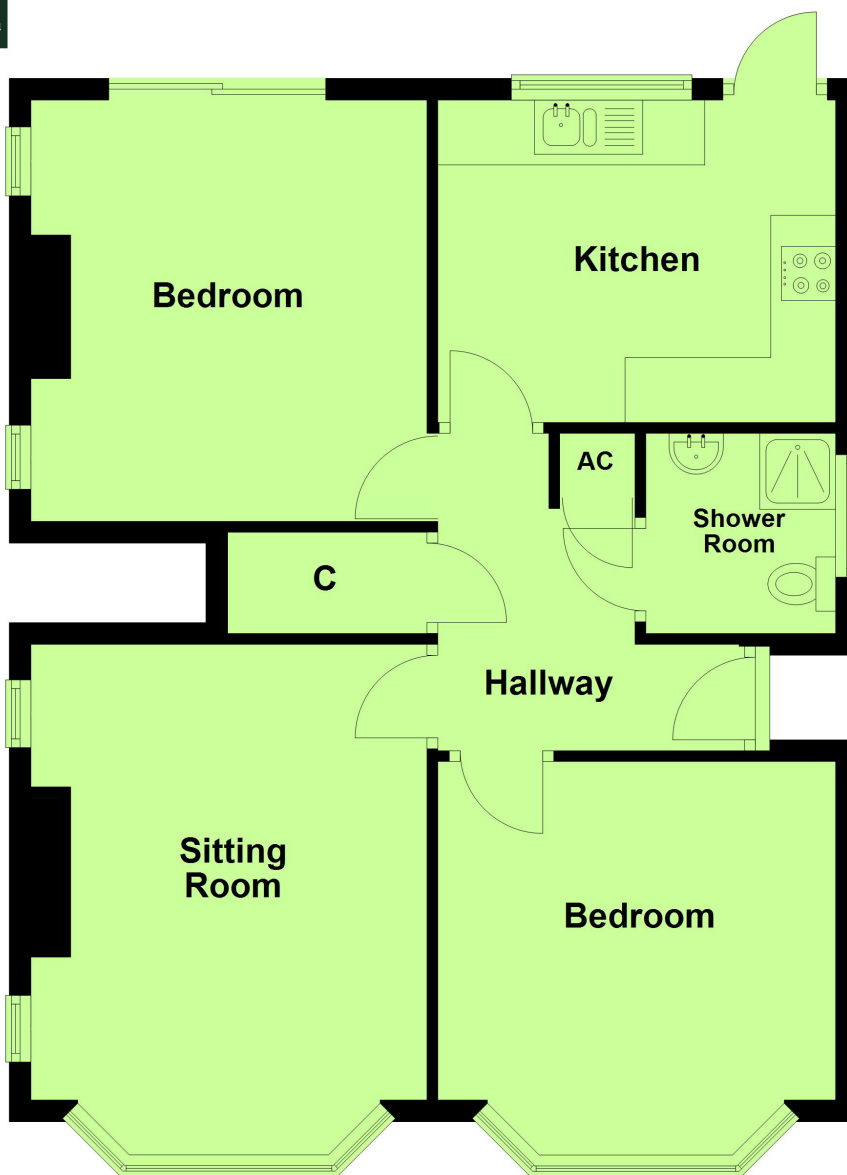
Price **£269,950** Freehold



A UNIQUE OPPORTUNITY TO PURCHASE
A TWO DOUBLE BEDROOM GROUND FLOOR
FLAT BENEFITING FROM PRIVATE REAR
GARDEN, DRIVEWAY PARKING AND DETACHED
GARAGE. SITUATED IN A POPULAR RESIDENTIAL
LOCATION CLOSE TO SHOPS.



Ground Floor



Total area: approx. 66.2 sq. metres (712.6 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 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.

- * ENTRANCE HALLWAY 9'7" MAX x 9'2" MAX (2.95m x 2.8m)**

- * SITTING ROOM 15'4" x 12'2" (4.69m x 3.71m)**

- * KITCHEN 11'9" x 9'8" (3.62m x 2.98m)**

- * BEDROOM ONE 12' x 11'9" (3.65m x 3.62m)**

- * BEDROOM TWO 12'8" x 12'3" (3.9m x 3.74m)**

- * WET ROOM 6'3" x 5'7" (1.92m x 1.73m)**

- * PRIVATE REAR GARDEN**

- * DRIVEWAY PARKING**

- * SINGLE DETACHED GARAGE**

- * UPVC DOUBLE GLAZED**

- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property, via an open storm porch, a double glazed frosted front door leads into the entrance hallway which has a useful storage cupboard and airing cupboard housing the hot water tank. The light and airy sitting room has feature bay window to front aspect, two further windows to side, telephone point and television point. The kitchen has window and frosted door to rear, further window to side, a range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, space for tall fridge/freezer, tumble dryer, washing machine and slimline dishwasher and integrated appliances to include oven, grill, four ring gas hob and extractor fan over.

Bedroom one has feature bay window to front aspect, telephone point and a range of fitted cupboards. Bedroom two, currently being used as a dining room/study, has two windows to side aspect and sliding patio doors leading out to the rear garden. The modern fitted wet room has frosted window to side aspect, fully tiled walls and flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and walk in shower area with shower.

The low maintenance rear garden has a patio running adjacent to the property providing ample seating, two further areas laid to paving and shingle. To the rear of the property is a block paved driveway providing off road parking for a number of vehicles in turn leading to the timber built detached garage which has double opening doors. Access down the side leads to the front.





DIRECTIONS:

From The Broadway proceed down York Road and the property can be found about a quarter of a mile down on the left hand side.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band 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

Please see our website for further details.

REF: R1968