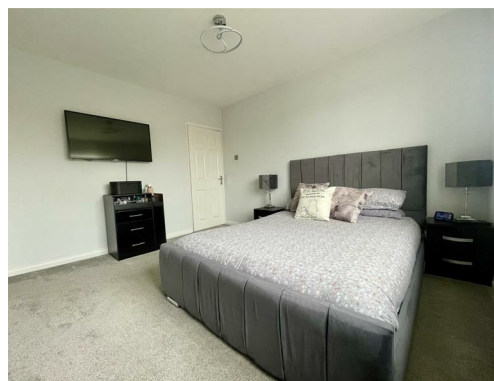


41 Wilthorpe Avenue,
Wilthorpe S75 1EH

OFFERS AROUND
£175,000



THIS FABULOUS WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY HAS BEEN RECENTLY UPDATED AND OFFERS NEUTRALLY DECORATED SPACIOUS ACCOMMODATION WHICH IS JUST READY FOR MOVING INTO. PERFECT FOR FIRST TIME BUYERS OR YOUNG FAMILIES THIS PROPERTY BOASTS A GENEROUS CORNER PLOT WITH A WRAP AROUND GARDEN AND PLENTIFUL OFF ROAD PARKING. FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 6'9" x 9'9" max

You enter the property through a white uPVC door into the entrance hallway which has an abundance of space for removing and storing outdoor clothing and shoes on arrival. There is beautiful herringbone wood effect Karndean flooring underfoot. A carpeted staircase with a white painted balustrade leads to the first-floor landing. Doorways lead to the kitchen and dining room.

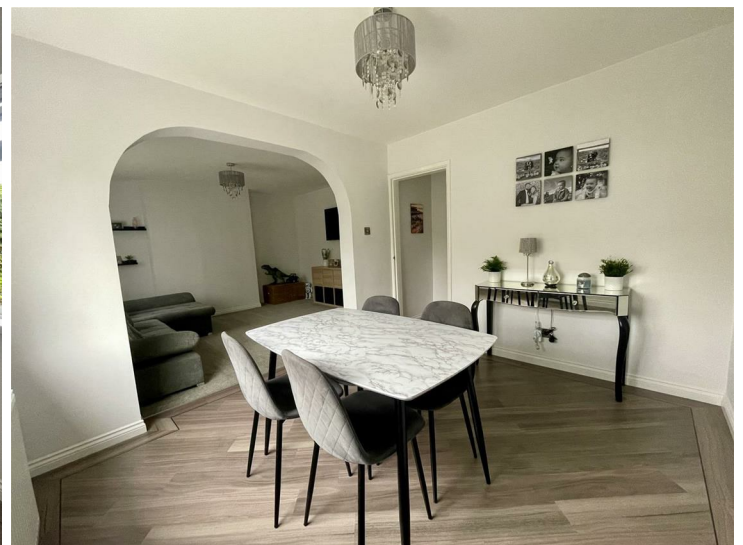
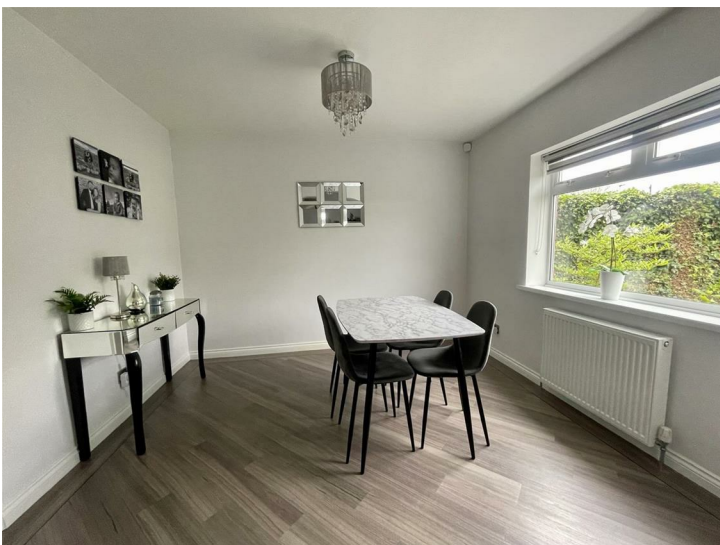
KITCHEN 6'8" x 14'11" max

Positioned to the rear of the property, having a window with vertical blinds overlooking the garden, this modern galley kitchen is fitted with walnut effect base and wall units, mottled laminate worktops, tiled splashbacks in neutral tones and a stainless-steel sink with mixer tap. Cooking facilities comprise of an electric fan oven, electric hob with a stainless-steel canopy extractor hood over and integrated microwave. A cupboard provides space for a three-quarter height fridge and there are spaces for a washing machine and slimline dishwasher. A spacious under stairs cupboard to one corner is presently used to house a tumble dryer and other household items but it could also be used as a pantry. Karndean herringbone wood effect flooring runs under foot and a spotlight bar light fitting completes the room. A part glazed uPVC door leads out to the garden and a doorway leads to the entrance hallway.



DINING ROOM 10'9" x 9'4" max

This modern light and airy dining room has practical grey wood effect Karndean flooring underfoot. Its window offers views out into the front garden and there is ample space to accommodate a good sized table. A large archway opens up to the lounge.



LOUNGE 11'8" x 14'0" max

Located to the front of the property with a window looking into the front garden and quiet street beyond, this relaxing lounge is neutrally decorated and has ample space for lounge furniture. A large archway leads into the dining room.



FIRST FLOOR LANDING 13'6" x 2'11"

A carpeted staircase with a white painted balustrade ascends from the entrance hallway to the first floor landing which is simply flooded with natural light from a window on the staircase and a further side facing window. A stunning chrome LED light fitting finishes the space off with a touch of luxury. Doors lead to the three bedrooms and house bathroom.



BEDROOM ONE 12'1" x 12'4" max

Positioned to the front of the property with a window overlooking the quiet street, this fabulous double bedroom has ample space to accommodate freestanding items of bedroom furniture. A built in cupboard to one corner houses the property's central heating boiler. A door leads to the hallway.



BEDROOM TWO 9'1" x 12'1" max

This beautifully presented second double bedroom is neutrally decorated with a front facing window looking out over the street. There is ample space for freestanding bedroom furniture. A door leads onto the landing.



BEDROOM THREE 8'0" x 9'0" max

Enjoying views of the rear garden from its window, this single bedroom is used as a home office by the current owners but would make a fantastic nursery or child's bedroom. It has neutral décor and space for items of bedroom furniture. A door leads to the landing.



HOUSE BATHROOM 6'9" x 5'7" max

This recently installed contemporary bathroom is fitted with a white three piece suite comprising of a low level W.C., vanity unit with a hand wash basin with mixer tap and drawers underneath for storage and a bath with a thermostatic mixer waterfall shower over. Grey marble effect tiles adorn the walls and grey wood effect Karndean flooring runs underfoot. A spotlight bar light fitting, a mirror cabinet and a chrome heated towel rail complete the room. An obscure window allows natural light to enter and a door leads to the hallway.



EXTERIOR

To the front of the property is a low maintenance garden with decorative gravel, well established hedges and shrubbery and a path leading from the front gate to the property's main entrance. To the rear of the property is an extensive garden which is mainly laid to lawn with a paved patio area, well established shrubs and a garden shed for storage.



~ Agent Notes ~

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

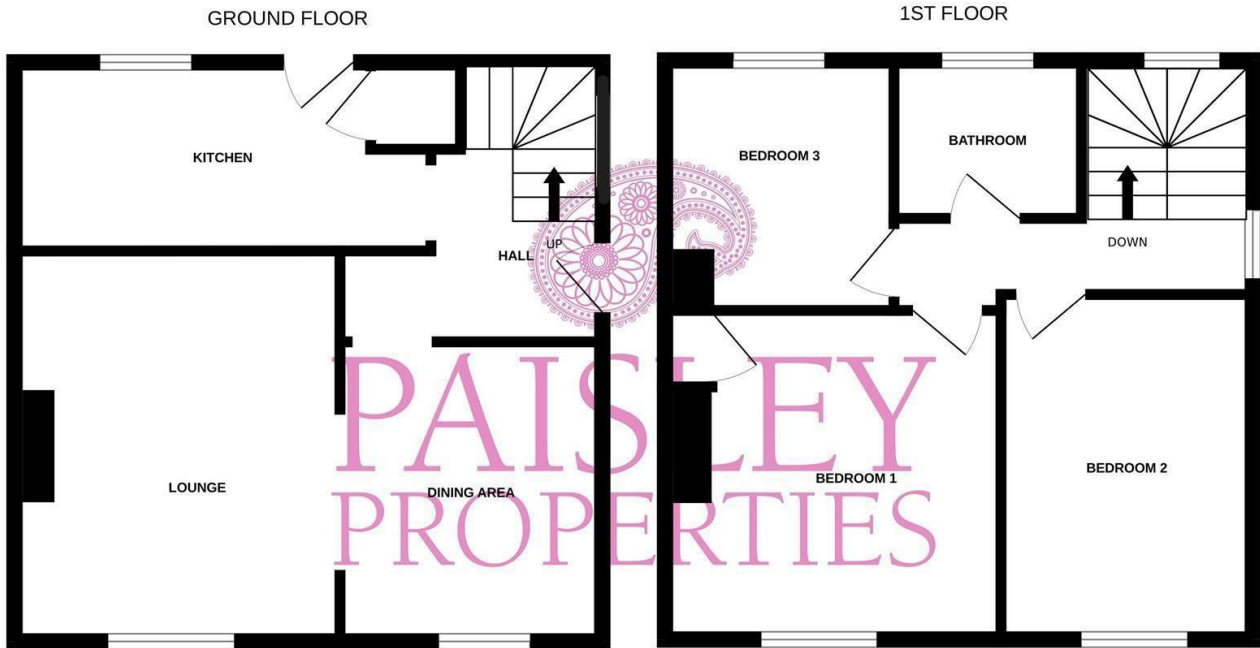
~ Paisley Mortgages ~

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

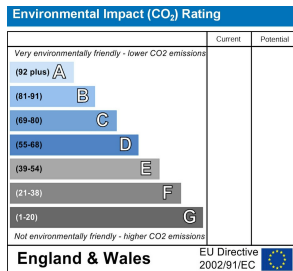
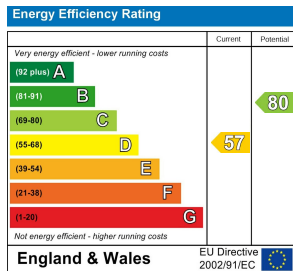
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Surveyors ~

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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