



54 York Street, Sutton-In-Ashfield, NG17 2AG

Guide Price **£175,000**





54 York Street

Sutton-In-Ashfield, Sutton-In-Ashfield

Council Tax band: A

Tenure: Freehold

- Semi-detached house situated on a residential street which benefits from permit parking
- Three good sized bedrooms
- Entrance hall with laminate flooring
- Lounge/dining room with laminate flooring, fireplace with gas fire and tilt-and-slide patio doors to the rear garden
- Kitchen with a range of white panelled units and integrated oven and hob
- Utility room with adjoining rear lobby leading to the ground floor Wc and boiler room/store
- First floor bathroom/Wc with white suite and shower
- Combination gas central heating (with recently installed boiler), UPVC glazing
- Enclosed lawned rear garden with patio area
- Set just off York Street with a tandem driveway providing off road parking for two cars







Approximate total area⁽¹⁾
79.7 m²
859 ft²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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