



24 Crab Lane, Newmillerdam - WF2 7SU

£225,000 Freehold

A well presented three bedroom mid terrace house, two bathrooms, sought after village location, offered with No Chain.

Kitchen/Diner

10' 8" x 10' 1" (3.25m x 3.07m)

Recently refitted with a matching range of shaker style fronted wall and base units, contrasting worktop areas, sink unit and drainer with mixer tap unit, built in oven and hob with extractor hood over, plumbing for automatic washing machine, tiling between the worktops and wall units, useful understairs storage, central heating boiler, double panel radiator, double doors leading through to Living Room.

Stairs lead to First Floor Landing**House Bathroom**

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath with mixer shower tap, tiling, double glazed window, single panel radiator.

Bedroom

13' 6" x 8' 6" (4.12m x 2.58m)

With double glazed window, single panel radiator.

Bedroom

Dimensions: 3.29m x 3.07m.

Second Floor Bedroom

13' 4" x 18' 6" (4.06m x 5.63m)

Having double glazed Velux roof light and window making the most of the views.

Ensuite Shower Room

Comprising pedestal wash basin, low flush w/c, shower cubicle with tiling, single panel radiator.

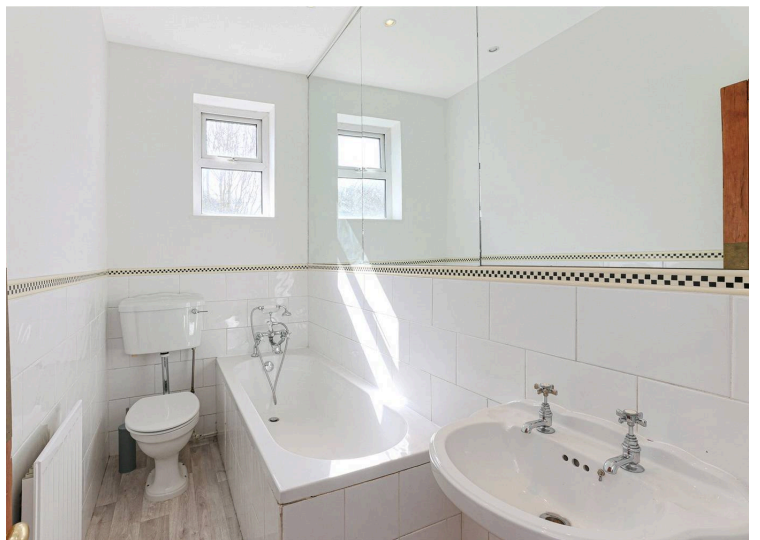
Outside

Neat lawn garden area to the front with flowering borders adjoining open fields. To the rear, open yard area with potential parking on a first come first serve basis.

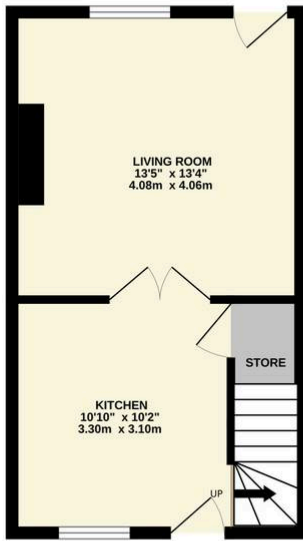
Entrance to Living Room

13' 5" x 13' 3" (4.10m x 4.04m)

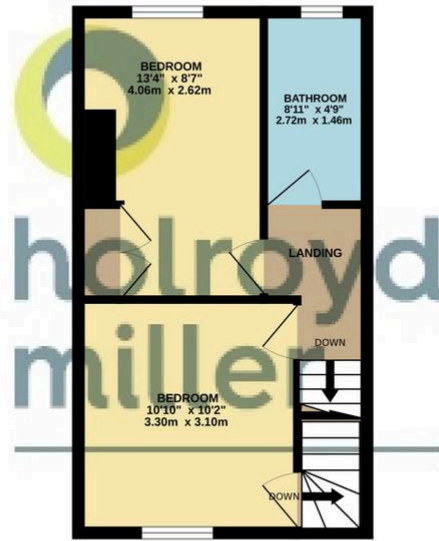
With feature fire surround, oak flooring, double glazed window, entrance door, central heating radiator.



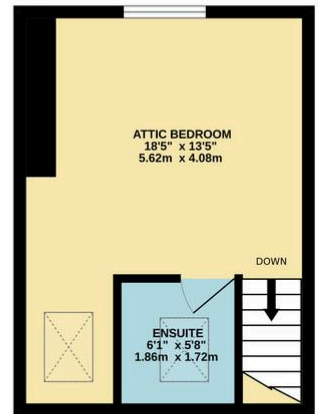
GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



2ND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

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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