



## Selah Close Allendale

- Semi Detached
- Two Bedrooms
- Rear Garden
- Freehold
- Council Tax Band B
- EPC Rating D

Guide Price **£ 199,999**

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ROOK  
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SAYER

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# Selah Close Allendale

Welcoming this perfectly located two-bedroom semi-detached bungalow to the sales market. Located in the quiet residential estate in Allendale is this well-presented bungalow offering parking to the front, modern internal rooms and a pretty rear garden.

The property is located in the village of Allendale, a short walk to reach the local amenities including a post office, well stocked coop, cafes, bars and excellent transport links. The village is situated perfectly for those who enjoy the outdoors and the countryside and there is an abundance of beautiful walks from the doorstep.

The property comprises, entrance hallway, two double bedrooms both with fitted storage, large lounge with patio doors on to the rear garden, shower room with walk in shower, hand basin and WC and a modern, bright dining kitchen with a range of base units and space for appliances. Externally the property had a parking bay to the front and to the rear a lovely garden, well established with mature shrubs and flower beds, a lawn area and ample space for outdoor furnishings.

#### Internal Room Dimensions

Lounge 11'02 x 16'06 (3.40m x 5.03m)

Kitchen 7'04 x 13'03 (2.24m x 4.04m)

Bedroom One 8'09 x 9'10 (2.67m x 2.29m) not including fitted wardrobes

Bedroom Two 6'02 x 9'10 (1.88m x 2.99m) not including fitted wardrobes

We advise early inspection of this wonderful property, please call our sales team for more information 01434 601616.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Parking Bay to front of property

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: D**

HX00006150.KW.KW.14/2/24.V.2



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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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