



Bede Close Holystone

- Detached
- Three bedrooms
- EPC: C
- Council tax band: C
- Tenure: Freehold

Asking Price: £295,000



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Bede Close

Holystone

We are delighted to present this immaculate detached house for sale with no upper chain, ideally situated in a sought-after location. The property is in close proximity to local amenities such as schools and parks, making it an ideal purchase for first-time buyers and families alike.

The property boasts a spacious layout comprising; entrance door to porch, lounge, breakfasting kitchen, conservatory, utility, downstairs W.C., two double bedrooms & one single bedroom, ensuite to main bedroom, family bathroom and access to partially boarded loft from the first floor landing.

One of the unique features of this property is its garden and views. This outdoor space provides an excellent opportunity for those with a green thumb or those simply wishing to enjoy the outdoors in privacy. Whether it's for gardening, outdoor dining, or just relaxing in the sun.

In summary, this property provides an excellent opportunity to acquire a stunning home in a desirable location. Its immaculate condition and ample living space, combined with its ideal location, make it a truly unique offering on the market. We highly recommend a viewing to fully appreciate what this property has to offer.

ENTRANCE DOOR to PORCH

HALLWAY staircase to first floor landing

LOUNGE: 13'04 max x 13'08 max / 3.96m max x 3.96m max

KITCHEN/DINER: 20'04 at max point x 9'01 max / 6.07m at max point x 2.74m max

CONSERVATORY: 9'08 max x 7'01 max / 2.74m max x 2.13m max

UTILITY

DOWNSTAIRS W.C.

FIRST FLOOR LANDING access to partially boarded loft space

BEDROOM ONE: 10'00 into recess x 9'03 max / 3.05m into recess x 2.74m max

ENSUITE SHOWER ROOM & W.C.

BEDROOM TWO: 10'00 at max point x 8'08 at max point / 3.05m at max point x 2.44m at max point

BEDROOM THREE: 7'05 max x 5'11.5 into doorway / 2.13m max x 1.8m into doorway

FAMILY BATHROOM: 6'00 max x 5'06 max / 1.83m max x 1.52m max

GARAGE with direct access from kitchen: 17'11 max x 8'08 max / 5.46m max x 2.44m max

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: LARGE DRIVEWAY & SINGLE GARAGE

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes, or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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: C

EPC RATING: TBC

FH00008951.NF.NF.13/02/2025.V.3



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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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The Property
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