



PH ESTATE AGENTS



TO LET



35 Grey Towers Drive, Nunthorpe, TS7 0LT  
£540,000

- STUNNING CONTEMPORARY OPEN PLAN KITCHEN
- NEWLY LANDSCAPED REAR GARDEN
- MASTER BEDROOM WITH EN-SUITE FACILITIES
- 4KW SOLAR ELECTRICAL GENERATION
- A WONDERFUL EXECUTIVE FAMILY HOME
- DRIVEWAY & DOUBLE GARAGE
- PRIME NUNTHORPE LOCATION
- BOOK YOUR VIEWING TODAY - 01 642 462153

## THE PROPERTY

PH ESTATE AGENTS ARE PROUD TO BRING TO YOU THIS EXCEPTIONAL FAMILY HOME IN THE PRIME LOCATION OF GREY TOWERS NUNTHORPE!

ARE YOU LOOKING FOR YOUR FOREVER HOME? PH ESTATE AGENTS ARE EXCITED TO BRING TO YOU THIS BEAUTIFUL DETACHED FAMILY HOME WITH A CONTEMPORARY OPEN-PLAN KITCHEN & DINING ROOM, WITH A SUPER-SIZED RECEPTION ROOM AND EN-SUITE FACILITIES TO THE MASTER BEDROOM. THIS VENDOR HAS MADE SURE THAT THE INSIDE FLOWS TO THE OUTSIDE BY FITTING NOT ONE BUT TWO LARGE BIFOLDING DOORS WHICH LEAD TO THE BEAUTIFULLY LANDSCAPED REAR GARDEN! GIVING YOU THAT TRANQUIL FEELING NEEDED AFTER A LONG DAY AT WORK.

EXTRA FEATURES THAT THIS PROPERTY OFFERS YOU WHICH OTHER PROPERTIES DO NOT:

General:

- Shale removal 2000/2001 fully documented
- Electrical rewire 2019
- Asbestos removal completed 2019
- Cavity wall insulation 2019
- Complete new roof 2019
- Mitsubishi 14kw heat pump and 250 litre insulated water tank.
- 4 kw solar electrical generation. Upgraded to latest inverter technology and solar edge 2019
- CCTV front and rear
- PIR operated security lighting front and rear
- Front door dual dusk 'til dawn lighting.



## SITUATION

## Directions