

65 Wyedale Way , Walkergate, NE6 4UA

** TWO BEDROOM SEMI-DETACHED HOUSE ** ALLOCATED PARKING ** READY TO MOVE INTO **

** GREAT FIRST TIME BUY ** SOUTH FACING REAR GARDEN ** DOWNSTAIRS WC **

** POPULAR LOCATION ** CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS **

** LEASEHOLD 999 YEARS FROM 1.3.2012 ** ENERGY RATING TBC ** COUNCIL TAX BAND A **

Offers Over £135,000



- Allocated Parking Bay
- Southerly Rear Aspect
- Long 999 Year Lease
- Modern Kitchen & Bathroom
- Great First Buy
- Energy Rating C
- Two Double Bedrooms
- Downstairs WC
- Energy Rating TBC

Entrance

Entrance door, stairs to the first floor landing.

Cloaks/WC

5'5" x 3'2" (1.64 x 0.97)
WC, wash hand basin. Double glazed window, radiator.

Kitchen

9'2" x 6'6" (2.80 x 1.97)
Fitted with a range of wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, radiator laminate flooring

Lounge

14'3" x 13'3" max (4.34 x 4.04 max)
Double glazed French doors to the rear garden, double glazed window, radiator, and an under stairs storage cupboard, laminate flooring.

Landing

Landing, with loft access.

Bedroom 1

9'5" x 9'4" (2.88 x 2.84)
Double glazed windows, radiator.

Bedroom 2

7'10" x 15'11" (2.39 x 4.84)
Double glazed windows, radiator.

Bathroom

6'2" x 5'6" (1.87 x 1.67)
Comprising bath with shower over, low level WC, wash hand basin. Part tiled walls, double glazed window, radiator.

External

There is a South facing garden to the rear, fenced and with a decked patio area and artificial turf for low maintenance. To the rear, there is an allocated parking bay.

Para - Material Information

BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE - Good outdoor and in-home
O2- Good outdoor, variable in-home
Three- Good outdoor and in-home
Vodafone - Good outdoor and

in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

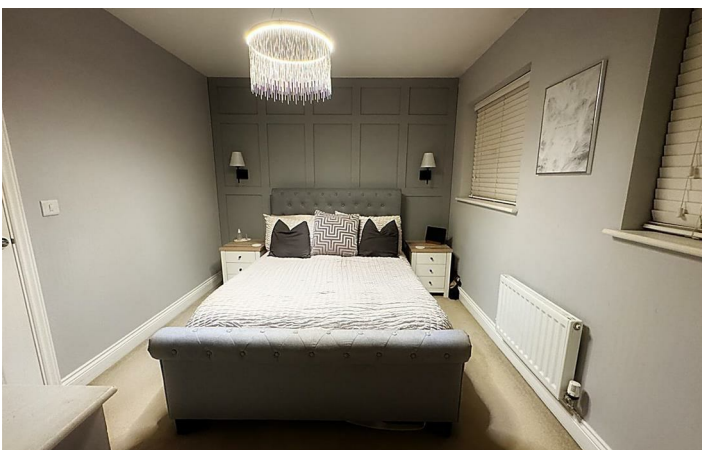
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional
This information must be confirmed via your surveyor and legal representative.

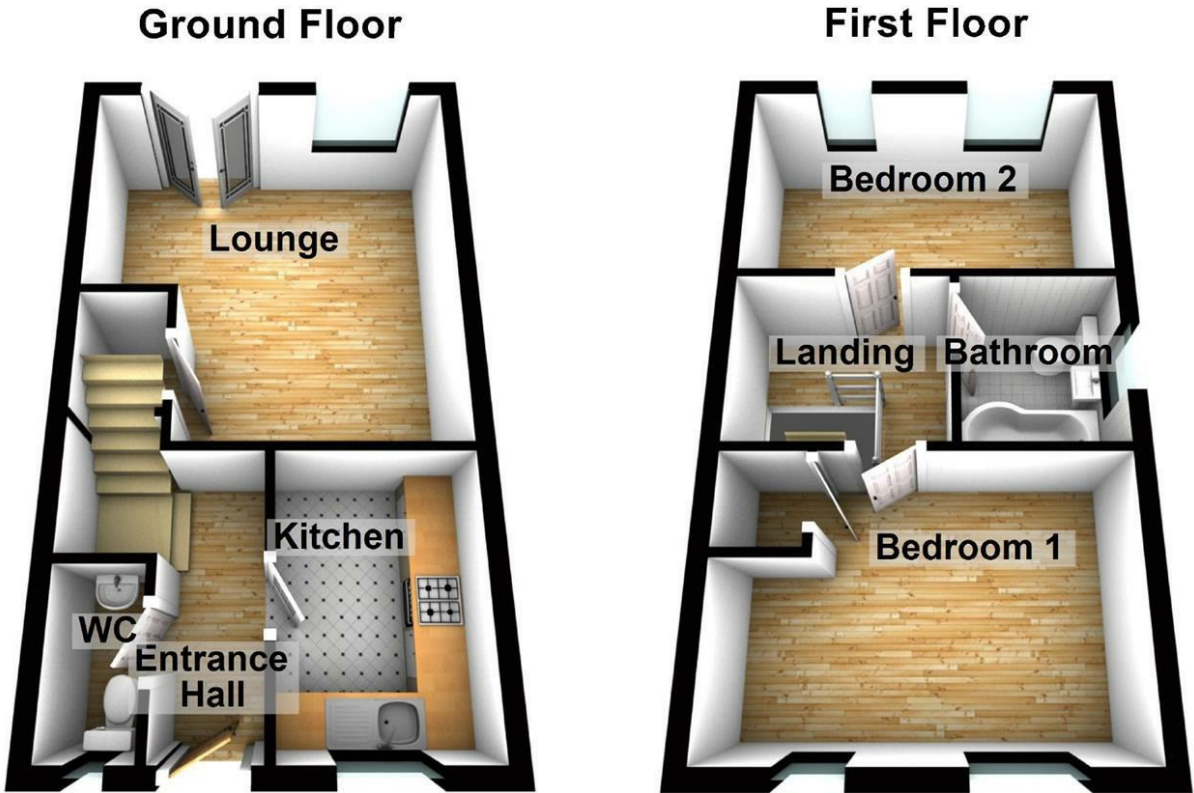
Leasehold

999 Year Lease from 01.03.2012.
We have been advised that current GROUND RENT IS £150.00 PER ANNUM & SERVICE CHARGE IS £250.00 PER ANNUM.





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC