

HUNTERS[®]

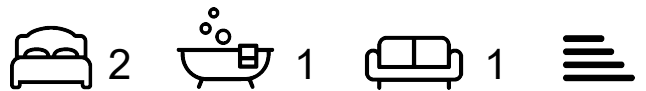
HERE TO GET *you* THERE



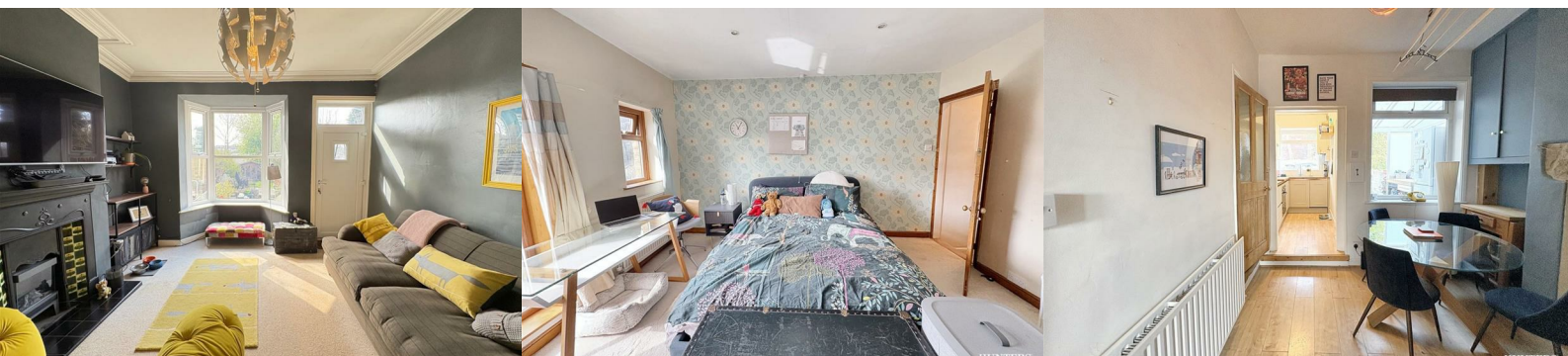
Willow Terrace

Soothill, WF17 6LQ

Offers In The Region Of £135,000



Tucked away in the popular area of Soothill. This spacious and characterful two bed terraced property is perfect for first time buyers, couples or small families looking to enjoy a peaceful and easy-going lifestyle. Inside the property, you'll find the modern kitchen and utility, leading into 2 spacious reception rooms. the first floor, you will find a charming and spacious master bedroom and a single bedroom perfect for an office, children's bedroom or guest room. There is also a well-kept and modern bathroom and having an extremely generous garden space to the rear. Early viewing is recommended to avoid disappointment



FRONT PORCH 5'1" x 5'10" (1.56 x 1.79)
the front door leads into the entrance porch currently used as a utility area with space for white goods having electric sockets and a double glazed door leading into the kitchen.

KITCHEN 5'2" x 9'4" (1.57m x 2.84m)
Boasting with character and including well-kept wall and base units with complementary work tops, inset sink and mixer tap. Includes an integral gas cooker with plumbing for an automatic washing machine and dishwasher. White goods included in the sale. double glazed window and central heating radiator.

DINING ROOM 8'5" x 10'3" (2.57 x 3.13)
Versatile room currently been used as a dining room with inglenook feature fireplace and ideal for a dining table setup in the middle of the room, double glazed window and central heating radiator. Has a door into the cellar and open to the kitchen area.

LOUNGE 12'10" x 12'8" (3.91m x 3.86m)
Light room with generous space for sofas and chairs. Comes with feature fireplace housing a multi fuel style electric fire, bay window, central heating radiator and a double glazed door leading into the garden.

BEDROOM 1 13'0" x 12'9" (3.96m x 3.89m)
Spacious double room with two large windows overlooking the garden. Chimney breast with fireplace and central heating radiator.

BEDROOM 2 7'1" x 10'4" (2.17 x 3.15)
Larger than average single bedroom with chimney breast, double glazed window and central heating radiator.

BATHROOM 5'4" x 8'10" (1.63m x 2.69m)
modernised bathroom comprising of bath with shower over, low flush W.C and wash hand basin. Wood effect flooring and a double glazed frosted glass window. Central heating radiator.

GARDEN
An enclosed generous lawned garden brimming with character. with far reaching views and a large summer house at the back. To the right side of the summer house, the garden goes further back, perfect for privacy or an extra outbuilding.

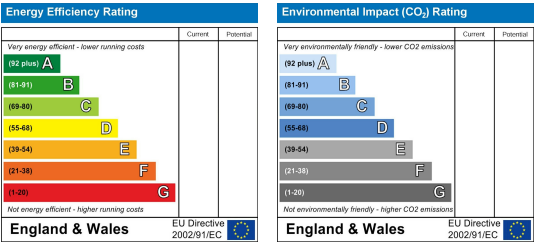
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.