HOLBROOK & CO
ESTATE AGENTS



3 Bedrooms

This beautiful three-bedroom period semi-detached house boasts distinctive character features, including bay windows and stained-glass detailing at the top.

Upon entering, you are welcomed by a large hallway that leads to generously sized living and dining rooms, both flooded with natural light.

Grange Road

Hartlepool, County Durham, TS26

Asking Price:

£215,000

EPC Rating: To be

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127 York Road, Hartlepool, TS26 9DL



Kitchen:
6'10"x20'6" (2.08mx6.25m)
Neutral tile flooring
Neutral units with wood style work tops
Double glazed UPVC Window
Radiator
Back door



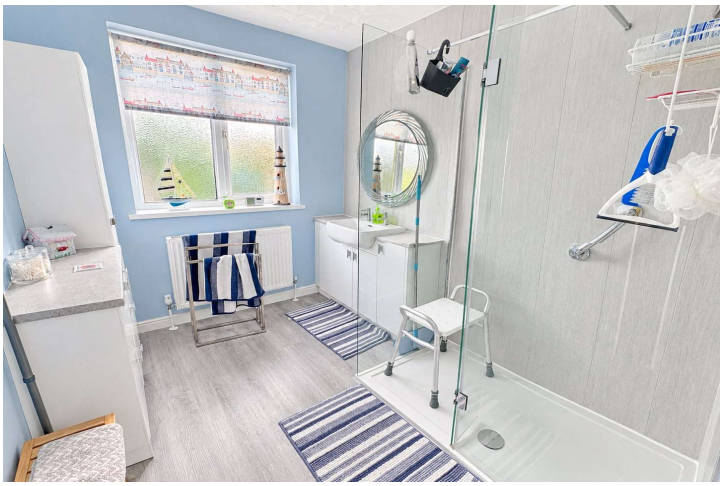
Dining Room:
12'6"x12'5" (3.8mx3.78m)
Carpet
Double glazed UPVC Window-stained glass
radiator

Bathroom:
6'11"x9' (2.1mx2.74m)
Tile flooring
Walk in shower
sink basin with touch light mirror
radiator
double glazed UPVC



Bedroom:
12'8"x10'10" (3.86mx3.3m)
Carpet
Double glazed UPVC Window-stained glass
radiator

For additional information and full photo gallery please visit **www.holbrookandco.co.uk**









Bedroom:
7'x7'10" (2.13mx2.4m)
Carpet
Radiator
Double glazed UPVC Stained glass window

Master Bedroom:
10'10"x13' (3.3mx3.96m)
Carpet
Bay window double glazed UPVC Stained glass radiator

WC:
3'X3'4" (0.91mX1.02m)
Cladding walls
Toilet
Double glazed UPVC Window

Garage

Material Information:
We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES-n/a

PARKING ARRANGEMENTS: Driveway & Garage

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> Broadband Speed Checker - UK's No.1 Broadband Speed Test

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion. The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract