





46 Hollin Drive, Durkar - WF4 3PR

£180,000

Holroyd Miller have pleasure in offering for sale this well presented modern mid town house offering excellent accommodation for the first time buyer, situated in this popular and convenient position with open views to the front, recently redecorated and carpeted throughout, comprising entrance hall, spacious living room with feature fire place, well appointed breakfast kitchen with a range of modern wall and base units, built in oven and hob with extractor. To the first floor, two double bedrooms, house bathroom furnished with modern white suite, terrace garden to the rear, driveway provides off street parking. Conveniently located within easy reach of J39/M1 for those travelling to either Leeds or Sheffield. Offered with No Chain, Viewing Essential.

Entrance Lobby
With double glazed entrance door.

Living Room
Having feature fire surround with marble inset and hearth with electric fire, double glazed window, single panel radiator.

Kitchen
Fitted with a range of modern fronted wall and base, contrasting worktop areas, stainless sink unit, single drainer with monobloc tap fitment, built in oven and hob with extractor hood over, plumbing for automatic washing machine, tiling between the worktops and wall units, fitted breakfast bar, double glazed window and rear entrance door, central heating boiler, understairs storage, central heating radiator.

Stairs lead to First Floor Landing

Bedroom to Front
Having built in wardrobes, storage cupboard over the staircase, double glazed window, single panel radiator.

Bedroom to Rear
A good sized second bedroom with double glazed window, single panel radiator.

House Bathroom
Furnished with modern white suite, being fully tiled to the walls, pedestal wash basin, low flush w/c, panelled bath with shower over, double glazed window, central heating radiator.

Outside
Low maintenance garden to the front, to rear terraced garden with paved patio areas, lawn garden. At the end of the block is a driveway providing off street parking for two vehicles.

Disclaimer
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.





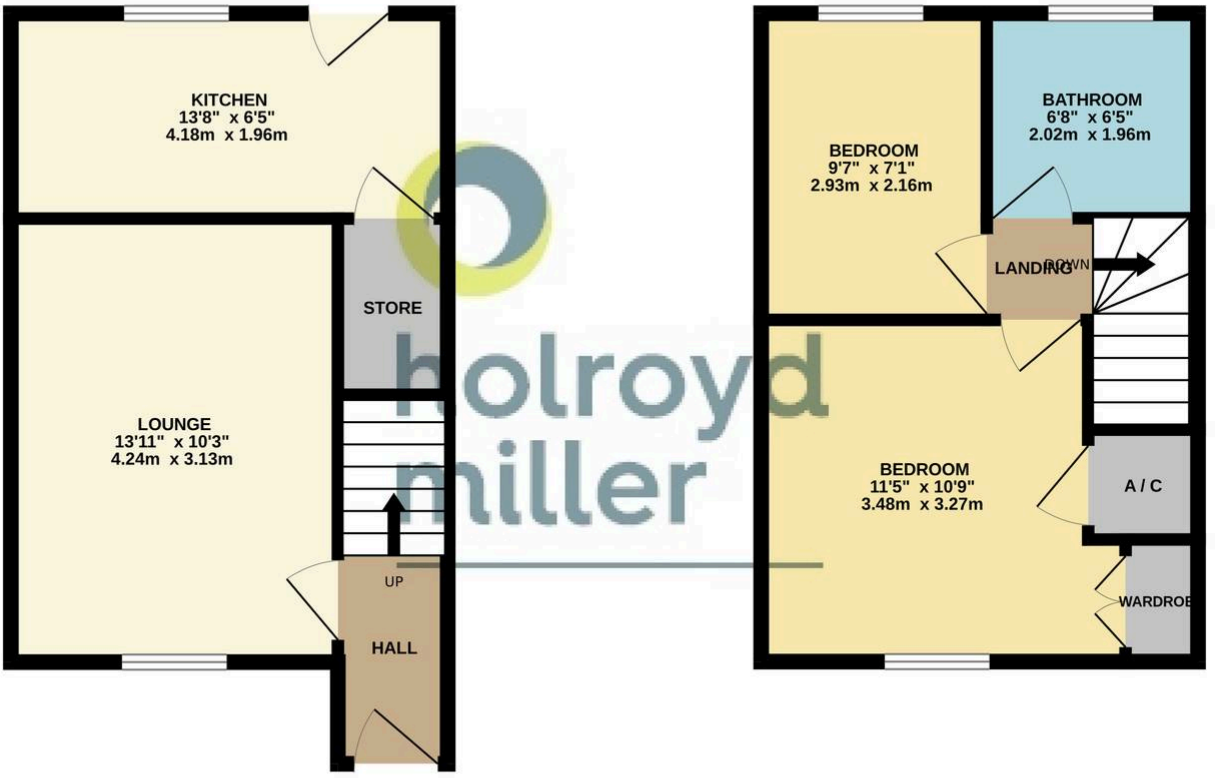






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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