



8 Marbury Mews,
Withymoor Village, DY5 3DQ

Taylor's

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BEAUTIFULLY PRESENTED, VASTLY EXTENDED & TREMENDOUSLY SPACIOUS, LINK-DETACHED FAMILY HOME

- ROOM DIMENSIONS
 - GROUND FLOOR
 - Reception Hall
 - Modern Breakfast Kitchen - 15' 6" x 10' 8" (4.72m x 3.25m)
 - Attractive Sitting Room - 15' 6" x 10' 0" (4.72m x 3.05m)
 - Separate Dining Room - 16' 4" x 9' 6" (4.97m x 2.89m)
 - Useful Utility - 11' 2" x 9' 6" (3.40m x 2.89m)
 - Office / Study - 9' 6" x 6' 5" (2.89m x 1.95m)
 - FIRST FLOOR
 - Landing
 - Bedroom 1 - 15' 7" x 10' 1" (4.75m x 3.07m)
 - Bedroom 2 - 10' 10" x 8' 5" (3.30m x 2.56m)
 - Bedroom 3 - 10' 10" x 6' 10" (3.30m x 2.08m)
 - Luxury House Bathroom - 5' 9" x 5' 6" (1.75m x 1.68m)
 - OUTSIDE
 - Driveway
 - Garage - 18' 4" x 8' 2" (5.58m x 2.49m)
 - Lovely Rear Garden
 - ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



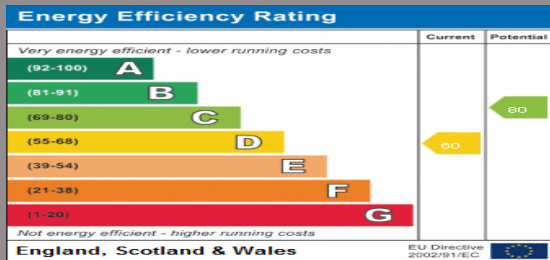
This BEAUTIFULLY PRESENTED, VASTLY EXTENDED & TREMENDOUSLY SPACIOUS, THREE BEDROOM, LINK-DETACHED FAMILY HOME is delightfully situated within this EXTREMELY SOUGHT AFTER CUL-DE-SAC, within the EVER POPULAR AREA of WITHE-MOOR VILLAGE and furthermore encompasses a VERY WELL PROPORTIONED & GOOD SIZED LAYOUT of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES. This IMMACULATELY MAINTAINED, DOUBLE GLAZED & GAS CENTRALLY HEATED PROPERTY has an EXTENSIVE RANGE of POPULAR SCHOOLING, TRANSPORT LINKS & LOCAL AMENITIES close by and in brief is seen to comprise: Reception Hall, Modern Well Fitted Kitchen with Dining Area, Attractive Sitting Room, Separate Dining Room, Useful Utility, Study / Office, Landing, Three Large & Well Proportioned First Floor Bedrooms & Stunning Re-Appointed House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Pretty Fore Garden, Good Sized Garage & Lovely Rear Garden with Patio Area for Alfresco Dining. Tenure: Freehold. EPC: D / Council Tax Band: C. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard / superfast & ultrafast broadband is available at this property.

BHS9929

MISREPRESENTATION ACT 1967

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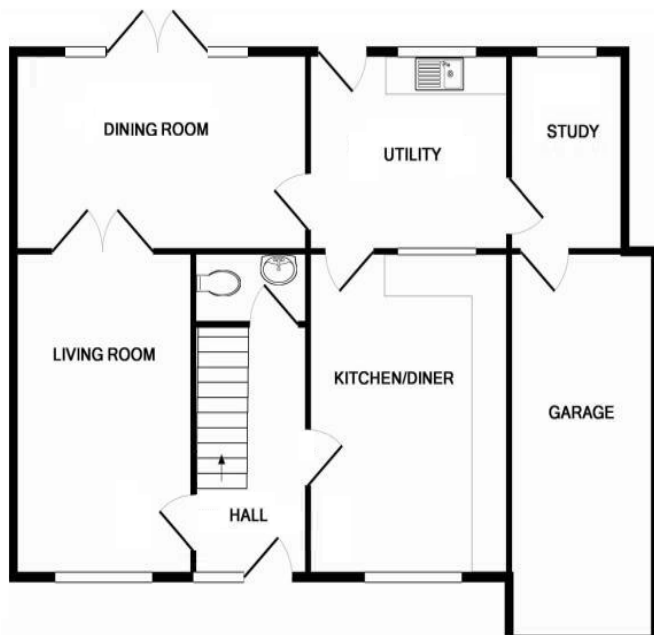
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GROUND FLOOR



FIRST FLOOR

FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylor's Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

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