



8 Kelling Close,
Withymoor Village, DY5 3HA

Taylor's

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*STYLISHLY PRESENTED &
THOUGHTFULLY ENLARGED,
SEMI-DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
 - Entrance Porch
 - Hallway
 - Sitting Room - 13' 10" x 15' 7" (4.21m x 4.75m)
- Modern Well Fitted Dining Kitchen - 15' 7" x 10' 2" (4.75m x 3.10m)
- Conservatory - 15' 6" x 7' 10" (4.72m x 2.39m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 13' 3" x 9' 3" (4.04m x 2.82m)
 - Bedroom 2 - 10' 4" x 9' 5" (3.15m x 2.87m)
 - Bedroom 3 - 8' 9" x 6' 10" (2.66m x 2.08m)
- Attractive White Suite Bathroom - 6' 4" x 5' 5" (1.93m x 1.65m)
- OUTSIDE
 - Driveway
 - Lawned Fore Garden
 - Garage
 - 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.



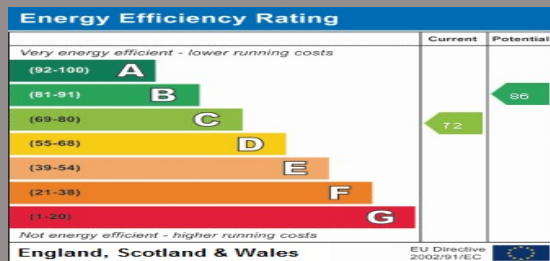
This **STYLISHLY PRESENTED & THOUGHTFULLY ENLARGED, THREE BEDROOM, SEMI-DETACHED RESIDENCE** is **SUPERBLY SITUATED** on a **FANTASTIC CORNER PLOT POSITION** within the **HIGHLY SOUGHT AFTER AREA** of **WITHYMOOR VILLAGE**, which has an **EXTENSIVE RANGE** of **LOCAL AMENITIES & POPULAR SCHOOLING** close by and furthermore encompasses a **BEAUTIFULLY PROPORTIONED & ATTRACTIVELY DECORATED LAYOUT** of accommodation, of which is **PERFECTLY SUITED** for **YOUNG FAMILIES** or the more **DISCERNING FIRST TIME BUYERS** looking to get onto the property ladder! This **EXPENSIVELY APPOINTED PROPERTY** must be viewed at the **EARLIEST OPPORTUNITY** if to be fully appreciated and in brief comprises: **Entrance Porch, Hallway, Stylishly Decorated Lounge, Modern Well Fitted Kitchen with Dining Area, Delightful Conservatory, Landing, Three Well Proportioned First Floor Bedrooms & Beautifully Appointed House Bathroom.** Furthermore with **Lawned Fore Garden, Driveway** which provides **OFF ROAD PARKING**, **Garage, Lovely Rear Garden, Double Glazing & Gas Central Heating.** Tenure: **Freehold.** EPC: **TBC / Council Tax Band: B.** All main services connected. **Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard / superfast & ultrafast broadband is available at this property.** Construction: **Brick with Tiled Roof.**

BHS9945

MISREPRESENTATION ACT 1967

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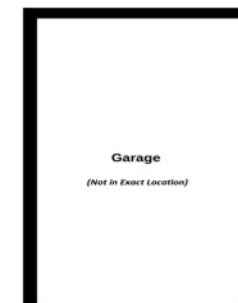
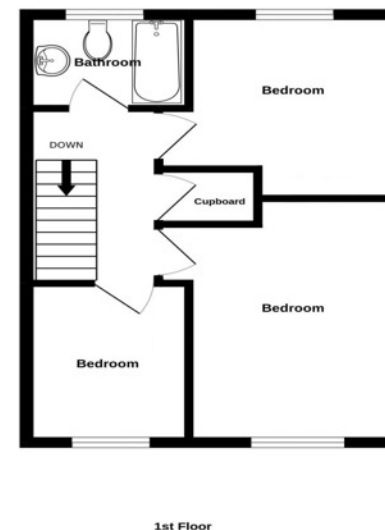
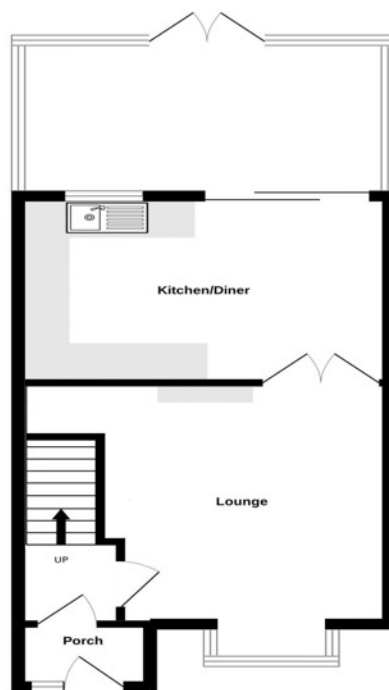
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Offices at:

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