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15 Jury Road, Quarry Bank, DY5 2HQ

**** SUPERB PLOT, SUPERB LOCATION ****

This three bedroom semi detached family home has been well maintained by the current owners. Jury Road is truly ideal for those looking to make that step onto the property ladder and this charming semi offers spacious accommodation throughout. In brief the property comprises; entrance hall, lounge, kitchen, dining room, utility, shower room. To the first floor are three well sized bedrooms and family bathroom. To the rear is a peaceful garden and off road parking to the front. This truly is a must view to appreciate the location & accommodation.



Approach

Driveway to front with tidy lawn area to side.

Entrance Hall

Double doors opening to the lounge, stairs rising to first floor, central heated radiator, under stair storage.

Lounge

16'3" x 10'4" (4.97 x 3.15)

Electric fireplace, double glazed window to rear, central heated radiator, door off to kitchen.

Kitchen

11'3" x 7'9" (3.44 x 2.37)

Variety of wall and base units, sink and drainer, breakfast bar, door off to dining room.



Dining Room

16'8" x 7'3" (5.09 x 2.22)

Electric fireplace, double glazed window to front, door off to utility, could be used as an additional ground floor bedroom.

Utility

Plumbing for washer and dryer, double glazed window to rear, central heated radiator, door to shower room & garden.



Shower Room

Shower, wash hand basin, w.c, double glazed window to front.

Landing

Door off to all first floor accommodation, double glazed window to side, airing cupboard, central heated radiator.

Bedroom 1

11'1" x 10'3" (3.38 x 3.14)

Fitted wardrobes, double glazed window to rear, central heated radiator.



W.C

Wash hand basin, w.c.

Bedroom 2

13'10" x 7'2" (4.22 x 2.20)

Double glazed window to front, central heated radiator.



Bedroom 3

12'8" x 8'0" (3.88 x 2.45)

Double glazed window to rear, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, central heated radiator, double glazed window to front, spot lights.



Garden

A super private and peaceful garden with border of mature shrubs, neat and tidy lawn area with secure access to front.

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service. We do not have any direct as they save you any queries to us.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, counts and the other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, terms and conditions which have not been stated and the purchase shall still be subject to the usual conditions of sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	G		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(82-90)	B		
(61-81)	C		
(49-60)	D		
(35-48)	E		
(17-34)	F		
(1-16)	G		
Not environmentally friendly - higher CO ₂ emissions			

Council Tax Band G

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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