



13 Colegate West, Heworth, NE10 9AH

Offers Over £175,000

Located in the desirable area of Colegate West, this well-maintained semi-detached house offers a perfect blend of comfort and style. With spacious accommodation throughout, this property is ideal for families or those seeking a bit more room to breathe. Upon entering, you are greeted by a welcoming entrance porch and hallway, complete with a convenient storage cupboard. The lounge is a delightful space, featuring a wall-mounted living flame effect fire and a charming bay window that provides a pleasant outlook. The open access to the dining room enhances the flow of the home, where fitted bookcases adorn both alcoves, adding character and functionality. From the dining room, you can step through patio doors into a lovely garden room, which boasts French doors that lead out to the rear patio, perfect for enjoying the outdoors. The kitchen is well-equipped, featuring a built-in pantry and a handy utility room that provides access to the garage, making daily tasks a breeze. Ascending to the first floor, you will find the main bedroom, which benefits from built-in sliding door mirrored wardrobes, along with two additional bedrooms, both offering built-in wardrobe storage. The bathroom and separate w/c are both elegantly finished with parquet flooring, adding a touch of sophistication. Outside, the property features a gated driveway and a garage with an electric roller shutter door, ensuring convenience and security. The gardens to both the front and rear provide ample space for outdoor activities and relaxation. This semi-detached house is a true gem in a sought-after location, and viewing is highly recommended to fully appreciate all it has to offer.

ENTRANCE PORCH

HALLWAY



KITCHEN

9'0" x 7'3" (2.75m x 2.22m)



LOUNGE

12'10" x 12'6" into alcoves (3.93m x 3.82m into alcoves)



UTILITY ROOM

9'4" x 7'5" (2.86m x 2.27m)



DINING ROOM

12'7" x 11'0" (3.84m x 3.36m)



FIRST FLOOR LANDING



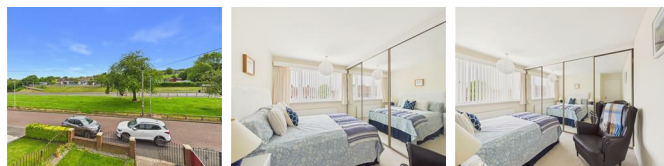
GARDEN ROOM

11'7" x 10'9" (3.55m x 3.30m)



BEDROOM ONE

10'10" x 9'10" (3.31m x 3.00m)



BEDROOM TWO

11'11" x 8'3" exc door recess (3.65m x 2.53m exc door recess)



BEDROOM THREE

7'10" x 7'6" (2.40m x 2.31m)



BATHROOM

5'9" x 5'6" (1.77m x 1.68m)



SEPARATE W/C



EXTERNAL



GARAGE

15'3" x 7'6" (4.66m x 2.30m)



GATED DRIVEWAY

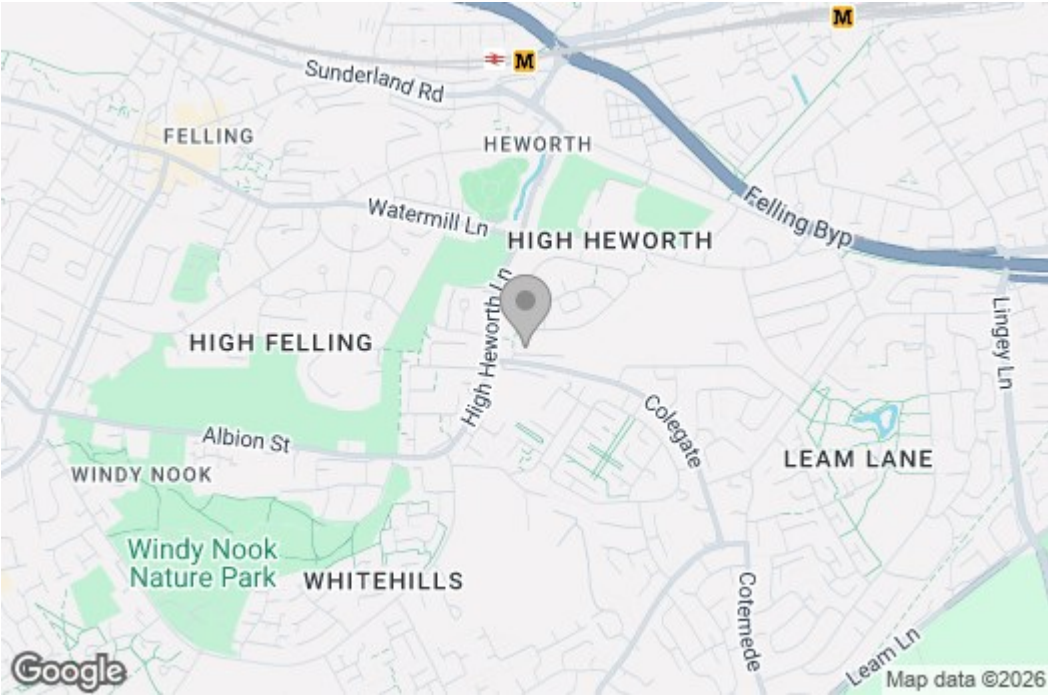
Property disclaimer

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information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

