



**LexAllan**

local knowledge exceptional service

4 Chapel Street, Quarry Bank, DY5 2DW



**\*\* CALLING ALL FIRST TIME BUYERS TO THIS STUNNING ONE \*\***

This charming three bedroom semi built in 2018 has been well maintained and is now being offered with NO UPWARD CHAIN. Nestled just off Quarry Bank High Street you are surrounded by superb amenities located right on your doorstep. In brief the property comprises; driveway to front, entrance hall, lounge, kitchen, two double bedrooms and family bathroom to the first floor. To the second floor is a superb master bedroom with en-suite as well as a peaceful garden to the rear. Call today to arrange your viewing.

**Approach**

Block paved driveway to front.

**Entrance Hall**

Stairs rising to first floor, central heated radiator, double glaze window to front, doors radiating off to ground floor accommodation.

**Kitchen**

**7'6" x 11'1" (2.31 x 3.39)**

Variety of all base units, electric oven, electric hob with a tractor above, integrated fridge/freezer, stainless steel sink and drainer, plumbing for dishwasher and washing machine, spotlights, central heated radiator, double glazed window to front.

**Lounge**

**14'10" x 11'0" (4.53 x 3.37)**

garden with two double glaze windows to side, central heated radiator.

**W.C**

Wash hand basin with storage under, w.c, central heated radiator, double glazed window to side.

**Landing**

Bright and airy landing with doors radiating off to all first floor accommodation, stairs rising to second floor, large airing cupboard, central heated radiator, double glazed window to front.





**Bedroom 2**  
11'6" x 8'1" (3.53 x 2.47)

Double glazed window to rear, central heated radiator.

**Bedroom 3**  
10'6" x 8'1" (3.22 x 2.47)

Double glazed window to front, central heated radiator.

**Bathroom**

Bath with shower over, WC, wash hand basin, chrome heated towel rail, spotlights, shaver socket, double glaze window to rear.

**Landing**

Door off to master bedroom, double glazed window to side.

**Master Bedroom**  
21'6" x 11'3" (6.60 x 3.45)

A super master bedroom with double glazed window to front with far reaching views, skylight to rear with pulldown blind, central heated radiator, door after ensuite, loft access.

**En-Suite**

Spacious en-suite with large walk-in shower, chrome heated towel, wash hand basin, WC, skylight to rear with pull down blind.

**Garden**

Private garden with patio area along with neat and tidy lawn, secure side access via a gate.

**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.





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 £24 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.

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 relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

## Council Tax Band C

**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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