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Goose Eye, Laycock, BD22

£215,000 Freehold

Three Bedroom Semi-Detached

EPC Rating: E

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**Goose Eye
Laycock
BD22**

Key features:

- Three Bedroom Semi-Detached
- Large Gardens on Three Sides
- Gas Central Heating With Recently Installed Boiler
- Parking
- Cellar Used As Storage
- Idyllic Goose Eye Location
- Partial Renovation Has Taken Place
- Perfect Family Home

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Why you'll like it

Presenting a semi-detached house for sale in the idyllic Goose Eye location, renowned for its sought-after walking routes and its friendly community atmosphere. This property is ideal for first time buyers, investors, or families seeking a renovation opportunity in a beautiful setting.

The house offers three bedrooms: two doubles and one single, making it suitable for couples, small families, or professionals looking for flexible accommodation. The reception room is separate and benefits from views over the garden, as well as direct access to the outdoor space-perfect for enjoying the peaceful surroundings.

The kitchen is designed with practicality in mind, featuring built-in pantries for ample storage, abundant natural light, and dining space for everyday family meals or entertaining guests. The kitchen also provides convenient access to the large cellar, which offers valuable additional space for storage or potential conversion, subject to planning.

Unique to this property are its large gardens, providing ample room for children to play, gardening, or simply relaxing outdoors. The inclusion of parking adds to the convenience for residents and visitors alike.

Located within a highly desirable area known for its walking routes and community spirit, this house presents a fantastic opportunity to create a personal and comfortable home through renovation. Early viewing is highly recommended to appreciate the potential this property offers.

KITCHEN/DINER 16' 0" x 14' 1" (4.9m x 4.3m)

LOUNGE 16' 0" x 11' 5" (4.9m x 3.5m)

BEDROOM ONE 16' 0" x 11' 5" (4.9m x 3.5m)

BEDROOM TWO 9' 2" x 7' 6" (2.8m x 2.3m)

BATHROOM

BEDROOM THREE 14' 5" x 13' 5" (4.4m x 4.1m)

CELLAR 16' 0" x 11' 5" (4.9m x 3.5m)

