











Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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## Goose Eye, Laycock, BD22

£215,000 Freehold

Three Bedroom Semi-Detached

**EPC Rating: E** 



Goose Eye Laycock BD22

## **Key features:**

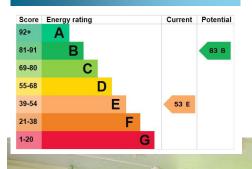
- Three Bedroom Semi-Detached
- Large Gardens on Three
   Sides
- Gas Central Heating With Recently Installed Boiler
- Parking
- Cellar Used As Storage
- Idyllic Goose Eye

Location

Partial Renovation Has

Taken Place

Perfect Family Home





## 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 threes 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)









