



130 Harrow Road, Leicester LE30JX

MOORE
& YORK



Property at a glance:

- Character Bay Window Terraced Home
- No Onward Chain
- Modern Kitchen & Four Piece Bathroom
- Character Features Throughout
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Lounge & Open Plan Kitchen/Dining Room
- Internal Viewing Essential

Guide Price £205,000 Freehold



Welcome to this charming two-bedroom terraced house, perfectly positioned in a sought-after location that combines convenience with a friendly neighbourhood atmosphere. The property is presented with great care and attention to provide the perfect fusion of character and contemporary living, retaining many traditional features including original doors, stripped flooring, fire surrounds and ornate covings, and combining with a modern style kitchen and bathroom. This is an ideal home for first-time buyers, young professionals or small families. Step inside to discover via a hallway, with feature Victorian Minton tile flooring, leading to two welcoming reception rooms, providing versatile living spaces that cater to a variety of needs. The open plan kitchen is practical and well-equipped, featuring modern appliances and generous storage options. Adjacent to the kitchen, you'll find a private courtyard rear garden with outhouses. Upstairs, you'll find two comfortable double bedrooms and a modern four piece bathroom. Located close to a range of local amenities, including shops, cafes, and schools, this terraced house offers superb access to everything you need for daily life. Excellent transport links mean you can easily reach the city centre, nearby parks, and popular leisure facilities, making it a truly convenient base. Don't miss the opportunity to make this delightful two-bedroom terraced house your new home.

DETAILED ACCOMMODATION

Hardwood and glazed door set in original storm porch recess leading to;

ENTRANCE HALL

Original Victorian Minton tiled flooring, under stairs cupboard.

LOUNGE

14' 9" x 11' 1" (4.50m x 3.38m) Sash bay window to front aspect, feature cast iron, patterned tiled and hardwood fire surround, stripped and varnished wood flooring, vertical designer radiator, ornate coving, picture rail.



DINING ROOM

13' 7" x 12' 9" (4.14m x 3.89m) Enclosed stairs leading to first floor accommodation, chimney breast display recess with lighting, ornate coving, designer vertical radiator, French doors to rear garden, stripped and varnished wooden flooring, archway leading to:

KITCHEN

14' 2" x 7' 7" (4.32m x 2.31m) Fitted in a range of white gloss soft close units comprising sink unit with cupboards under, matching base units with work surfaces over with matching upturn and deep pan drawers under, wall mounted display cabinets, range cooker with extractor fan over set in stainless steel hood, concealed central heating boiler, breakfast bar, concealed work surface lighting, sash window, door to rear garden, opening mock sash double glazed window, spotlights.





FIRST FLOOR LANDING

Access to boarded loft space, radiator, spotlights.

BEDROOM 1

14' 9" x 12' 3" (4.50m x 3.73m) Alcove fitted wardrobes, sash bay window, cast iron fire surround, radiator, stripped and varnished wood flooring.

BEDROOM 2

11' 9" x 10' 6" (3.58m x 3.20m) Cast iron fire surround, alcove shelving, over stairs cupboard, radiator.

BATHROOM

14' 2" x 7' 7" (4.32m x 2.31m) Four piece modern suite comprising walk in tiled shower cubicle, free standing bath, modern sink set in butcher block wood surround and low level WC, vertical heated towel rail, large tiled splash backs, dual aspect opening double glazed windows.

OUTSIDE

Easily maintainable rear garden comprising block paved patio with raised evergreen borders and seating, outhouse with power, light and water connected suitable for small work shop and further outhouse providing storage, gravelled forecourt garden to front.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor

ANTI-MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks

TENURE

Freehold

COUNCIL TAX BAND

Leicester A

EPC RATING

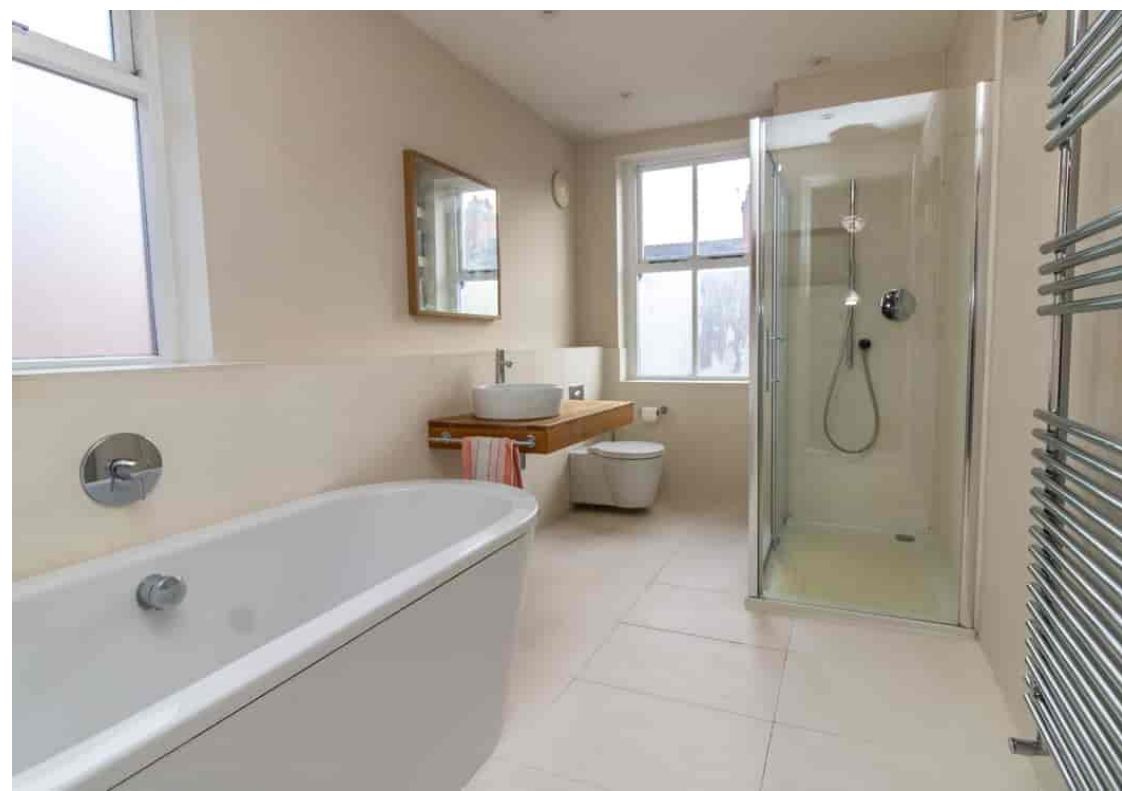
D

FLOOR PLANS

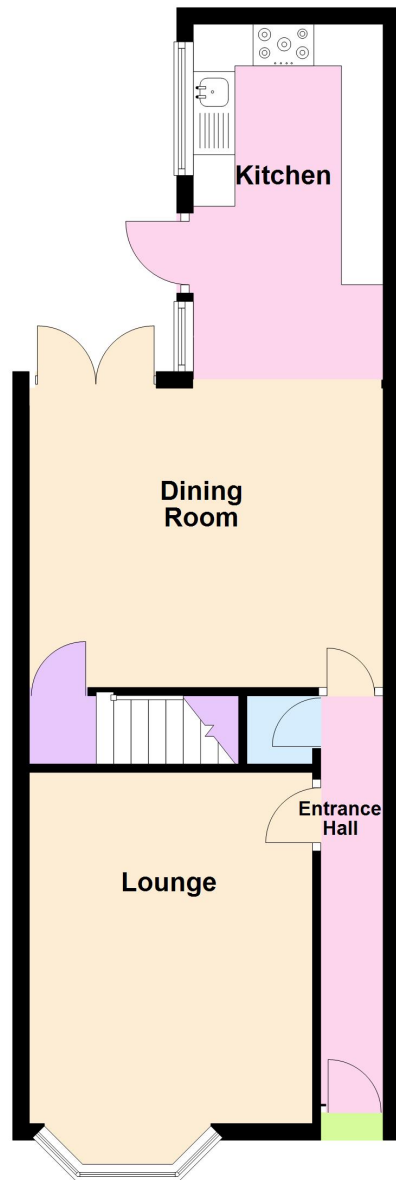
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

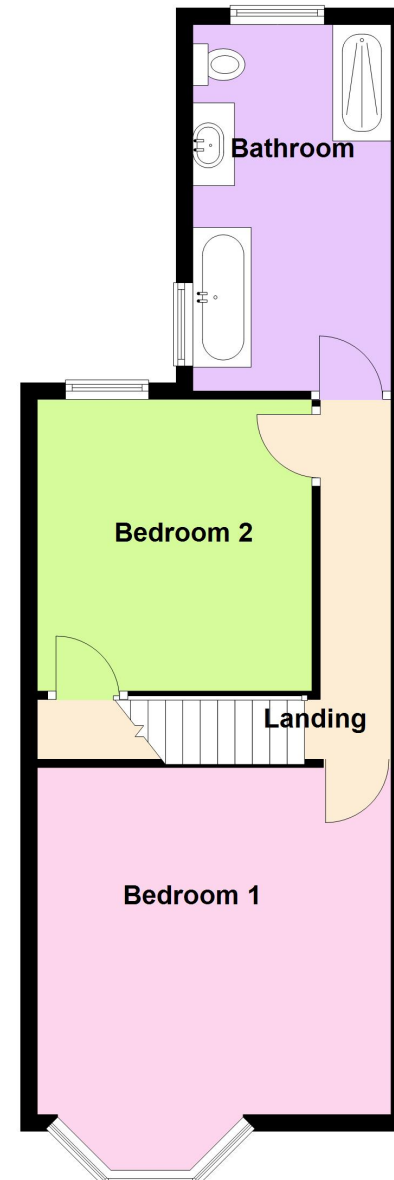
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



Ground Floor



First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property " if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

