



24 Ryegate Crescent, Birstall, LE4 3HL  
£425,000

wards  
Residential



Freehold. A spacious four bedroom detached house situated in a popular area of Birstall, close to local amenities and with easy access to the A46. The accommodation briefly comprises: Porch, Hall, Lounge, recently refitted Kitchen/Diner, Office, Utility Room, WC and integral Garage. First Floor: four Bedrooms, Family Bathroom and Shower Room. Externally, to the rear there is large garden with patio areas and a paved driveway to the front. UPVC double glazing and gas fired central heating.

### **Porch**

**2.1 x 0.4 Metres**

UPVC double doors to the front elevation.

### **Hall**

**3.82 x 2.21 Metres**

Entrance hall with wood effect tiled flooring and wooden door to Porch. Along with under stair storage cupboard.

### **Kitchen**

**5.69 x 3.17 Metres**

Recently refurbished Kitchen/Diner comprising contemporary grey base and wall units with slate effect work surfaces over. One and a half sink and drainer with space for large cooker and dishwasher. Tiled flooring and UPVC French doors providing rear external access and UPVC window to the rear elevation.

### **Lounge**

**4.42 x 3.36 Metres**

With flame effect electric fire and double doors providing access to kitchen. UPVC bay window to the front elevation.

### **Office**

**2.45 x 2.49 Metres**

With tiled flooring and UPVC door to the side elevation.



## WC

0.79 x 1.65 Metres

Two-piece white suite comprising low flush WC and hand wash basin along with splashback tiles. Tiled flooring and extractor fan. UPVC window to the rear elevation.

## Utility

1.65 x 1.45 Metres

With space for a washing machine and a dryer with Worcester BOSCH central heating boiler. UPVC window to the rear elevation.

## Landing

2.38 With loft access hatch.

## Master Bedroom

4.1 x 3.34 Metres

With UPVC window to the rear elevation.

## Bedroom 2

3.22 x 3.54 Metres

With UPVC bay window to the front elevation.







### **Bedroom 3**

**4.02 x 2.46 Metres**

With UPVC window to the front elevation.

### **Bedroom 4**

**2.63 x 2.37 Metres**

With UPVC window to the front elevation.

### **Bathroom**

**2.26 x 2.38 Metres**

Four-piece white suite comprising pedestal sink, low flush WC, bath and electric shower in a cubicle. Tiling to half height across two walls along with vinyl flooring and extractor. UPVC window to the rear elevation.

### **Shower Room**

**2.23 x 2.45 Metres**

Three-piece suite comprising wash hand basin, low flush WC and electric shower. Splashback tiling and UPVC window to the rear elevation.

### **Garage**

2.5 With power and lighting. Electric roller shutter garage door.



## Outside

To the front elevation, there is a slabbed driveway with dwarf walls to the edge of the pavement. To the rear elevation, there is a patio area adjacent to the dwelling, with a further patio to the rear of the garden, and the remainder of the garden is laid to lawn. The garden is enclosed with timber fencing and there is gated access to the side elevation.

**EPC Rating - D(58)**

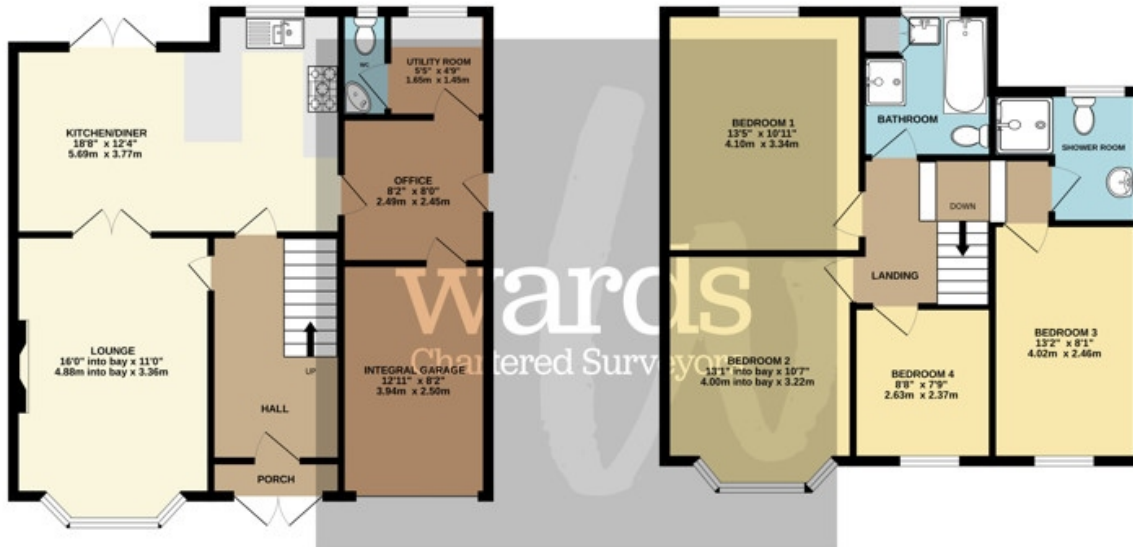
**Council Tax Band - D**

**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
697 sq.ft. (64.8 sq.m.) approx.

1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 1331 sq.ft. (123.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

wardsonline.co.uk



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