

13 Gallows Way
Herford, SG13 7US
Guide price £595,000

ma
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The accommodation immediately impresses with its bright and welcoming feel. A spacious entrance hall leads through to the heart of the home; a superb kitchen/dining room extending across the rear of the property. Fitted with an attractive range of contemporary gloss units, quality integrated appliances and generous work surfaces, the kitchen provides excellent space for everyday family living and entertaining alike. French doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between inside and out.

To the front of the property is a versatile reception room, currently utilised as a sitting room, although equally well suited as a home office, playroom or fourth bedroom depending on a purchaser's requirements. A useful ground floor cloakroom/WC completes this level.

The first floor continues the flexible theme, offering two generous double bedrooms together with the family bathroom. One of the bedrooms is currently arranged as an elegant living room, enjoying a delightful Juliet balcony, demonstrating the versatility of the accommodation.

Occupying the top floor is an impressive principal bedroom suite featuring a fitted wardrobes and a modern en-suite shower room. A further well-proportioned guest bedroom completes the accommodation, making the layout ideal for growing families or those requiring dedicated guest space.

Outside, the landscaped rear garden has been designed for ease of maintenance, featuring a paved entertaining terrace, artificial lawn, mature planting and attractive borders, all enclosed to provide a private setting. The property further benefits from a private driveway providing off-street parking for two vehicles.



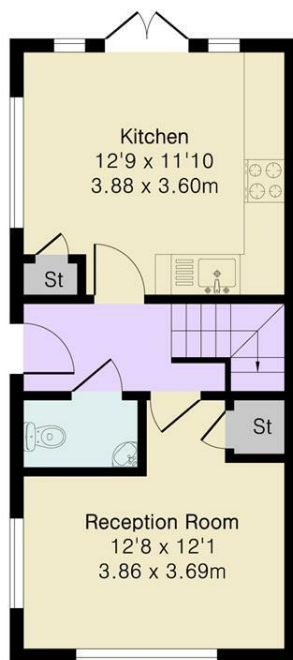


Approximate Gross Internal Area 1110 sq ft - 102 sq m

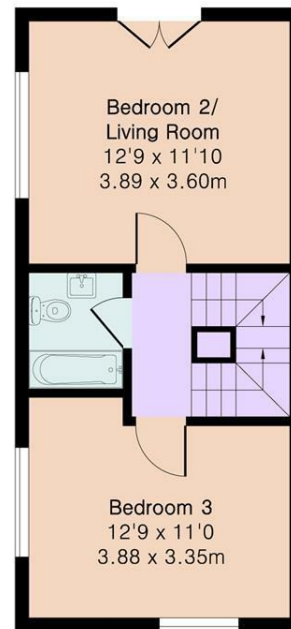
Ground Floor Area 370 sq ft – 34 sq m

First Floor Area 370 sq ft – 34 sq m

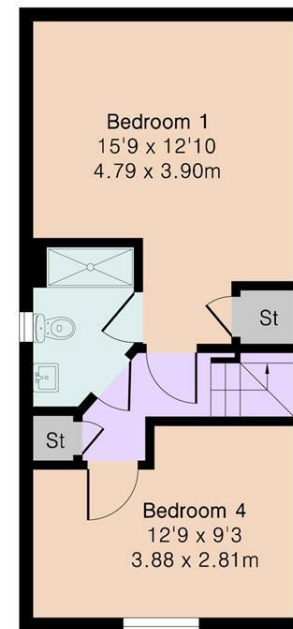
Second Floor Area 370 sq ft – 34 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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