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8 HENRIETTA STREET, HALKIRK

Well-presented one bedroom semi-detached bungalow centrally located in the village of Halkirk. This spacious property will perhaps appeal to the retiree or first time purchaser. Benefitting from hard wood double glazing, electric and air source heating the property is decorated in neutral tones throughout. Accommodation comprises hallway, living room which is open plan to the recently fitted kitchen diner, bedroom with walk in wardrobe, shower room and rear vestibule. There are attractive low maintenance garden grounds with a timber shed and a large driveway to the side of the property offering parking for two cars.

OFFERS AROUND £59,000

Hallway 2.59m x 1.24m 8'00" x 4'00"

Partially glazed timber front door. Carpet. Small cupboard housing the electrics. Door to walk in wardrobe/storage room. Storage heater.

Living Room 4.51m x 3.48m 14'09" x 11'05"

Double aspect windows. Carpet. TV and telephone point. Decorative fireplace surround (currently blocked and not in use) with Caithness stone hearth. Air source heating unit. Opening to kitchen. Door to rear vestibule.

Kitchen Diner 3.25m x 2.46m 10'07" x 8'00"

Recently fitted modern kitchen with breakfast bar area, eye and base level units with splash back tiling. Stainless steel sink with mixer tap and drainer. Space for cooker and fridge freezer. Services for washing machine. Storage heater. Vinyl flooring. Extractor. Window to front.

Shower Room 1.95m x 1.84m 6'04" x 6'00"

Corner shower enclosure with electric Triton shower and wet wall. WC with push top flush. Wash hand basin. Towel radiator. Corner glass shelving brackets. Storage heater. Partial tiling to walls. Window to front.

Bedroom 3.43m x 2.96m 11'03" x 9'08"

Window to rear. Carpet. Panel heater. Door to large walk in wardrobe/storage room which extends to 1.94m x 1.57m (6'04" x 5'01") and has fitted hanging rails and shelving.

Rear Vestibule 1.27m x 0.90m 4'02" x 2'11"

Glazed door from lounge into the glazed rear vestibule which offers access to the rear garden.

Garden

The front and rear garden are both low maintenance laid mainly with stone chippings. Fully enclosed to the rear with occasional borders, a timber shed and ranch style fencing creating natural shelter and privacy. A stone chipped driveway to the side offers off-road parking for up to two cars.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk.

Council Tax

The subjects are in band A. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

EPC

E

Postcode

KW12 6YB

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Around £59,000 should be submitted to our Thurso Office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

Location

Halkirk is seven miles from Thurso and has local shopping facilities, sub-Post Office, hairdressers, garage, hotels and equestrian events which take place in the indoor arena. Within the village are the local doctor's surgery and Primary School. Thurso, one of the two main towns of the district has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately two hours drive.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.