

HARWOOD

THE ESTATE AGENT

01952 881010

23 Selkirk Drive, Sutton Hill TF7 4JE

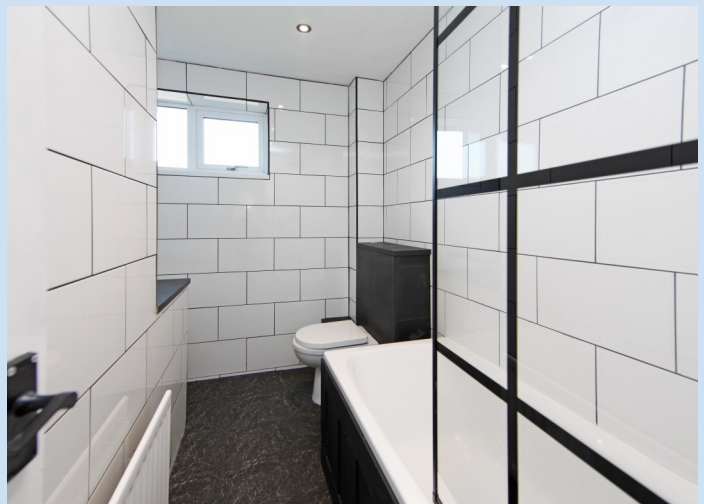


£ 1 9 5, 0 0 0 region

Situated within the established and popular residential area of Sutton Hill, this recently renovated three-bedroom semi-detached property is ideally located for access to a range of local schools, amenities and everyday conveniences. Thoughtfully improved and updated throughout, the property offers well-presented and versatile accommodation ideal for modern family living. The welcoming entrance hall leads into a generous L-shaped lounge/diner, providing an excellent space for both relaxing and entertaining. The ground floor is completed by a modern, well-appointed fitted kitchen, offering a practical and contemporary setting for everyday use. To the first floor are three well-proportioned bedrooms, together with a family bathroom. Externally, the property benefits from a private driveway and garage, providing valuable off-road parking and additional storage. To the rear is a pleasant, enclosed garden, offering a private outdoor space ideal for relaxing, entertaining or family activities. Offered for sale with no upward chain, this attractive home is ready to move into and presents an excellent opportunity for first-time buyers, couples or growing families seeking a modernised property in a well-established residential location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

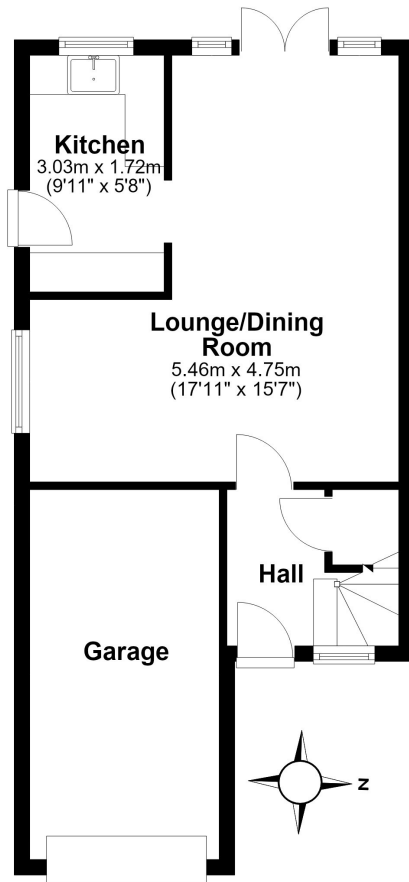






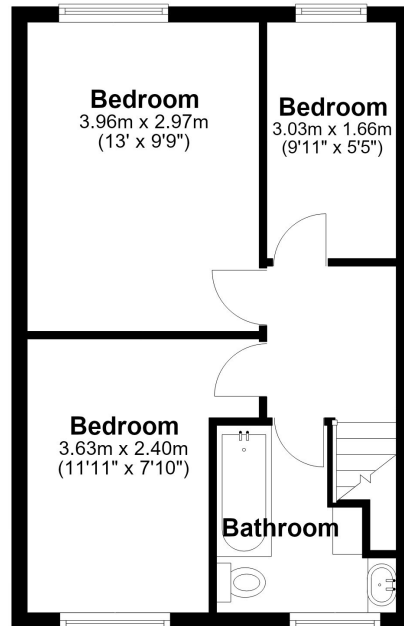
Ground Floor

Approx. 26.6 sq. metres (286.5 sq. feet)
(excluding Garage)



First Floor

Approx. 35.7 sq. metres (384.8 sq. feet)



Total area: approx. 62.4 sq. metres (671.3 sq. feet)

Tenure Freehold

Council tax Band B

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 30th September 2026