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**59 HARKER CLOSE
HUCKNALL
NOTTINGHAMSHIRE
NG15 6XF**



£390,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Detached Property
- Four Bedrooms
- Dining Kitchen & Orangery
- Ensuite to Master Bedroom
- Downstairs WC
- Finished To A High Standard
- Landscaped Garden
- Double outside power point
- Viewing is Highly Recommended

59 HARKER CLOSE, HUCKNALL, NOTTINGHAMSHIRE

Need2View are delighted to bring to the market this stunning four bedroom detached property in the desirable location, Hucknall. This property compliments itself being finished to the highest of standards, offering space and luxury for existing and growing families. Situated close to local transport links and schools. This property is not one to miss! This property also benefits from a burglar alarm and there is a point of negotiation for Air conditioning and a Tesla car charger.

Entrance door into:

HALLWAY

With composite front door, carpet to flooring, central heating radiator, staircase leading to the first floor, and access to:



LOUNGE

14'11" x 11'6" With carpet, benefits from two radiators, ceiling light point, TV point and window to the front elevation.



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KITCHEN/DINER AND ORANGERY

18'11" x 9'8" With sleek cabinets and units, induction hob, splash back, extractor fan, double integrated oven, microwave, fridge freezer, dishwasher, centre island with an inset sink and work surface. Along with down lights, a door leading the garage.

19'2" x 10'7" Benefits from two radiators, laminate flooring, down lights, window to both side elevation, sky light and Bi-fold doors leading outside.



GROUND FLOOR W.C.

5'6" x 3'4" With laminate flooring, fitted with a low flush WC, hand wash basin with vanity storage, radiator and ceiling light point.



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FIRST FLOOR LANDING

With access to all the bedrooms and the family bathroom, access to loft space and ceiling light point.



MASTER BEDROOM

12'0" x 10'11" With carpet, radiator, air-conditioning, ceiling light point, TV point and window to front elevation. Including a modern en-suite facility.



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ENSUITE

7'7" x 4'0" Fitted with a modern three-piece suite with shower, hand wash basin and low flush WC. Along with vanity storage, electric heated towel rail and ceiling light point.



BEDROOM TWO

13'9" x 11'6" With carpet, radiator, air-conditioning, fitted wardrobes with double rail, ceiling light point, TV point and window to the front elevation.



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BEDROOM THREE

11'6" x 10'9" With carpet, radiator, air-conditioning, TV point, ceiling light point and window to the rear elevation.



BEDROOM FOUR

9'6" x 5'8" With carpet, radiator, TV point, built in wardrobes, ceiling light point and window to front elevation and a cupboard.



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BATHROOM

7'3" x 5'6" Including a panelled bath with shower over, wall hung basin, low flush WC, full height tiling, electric heated towel rail, shaver point and ceiling light point and window to rear elevation.



GARAGE

22'2" x 11'1" With ample storage space, inset sink, plumbing for appliances, Two ceiling light points and window to the rear elevation.



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OUTSIDE

Offering a landscaped garden to the rear with an artificial lawn and a spacious patio seating area with a surrounding fence. The outside space also benefits from a double outdoor power point and an outside tap. Patio on the right elevation wraps to front elevation.



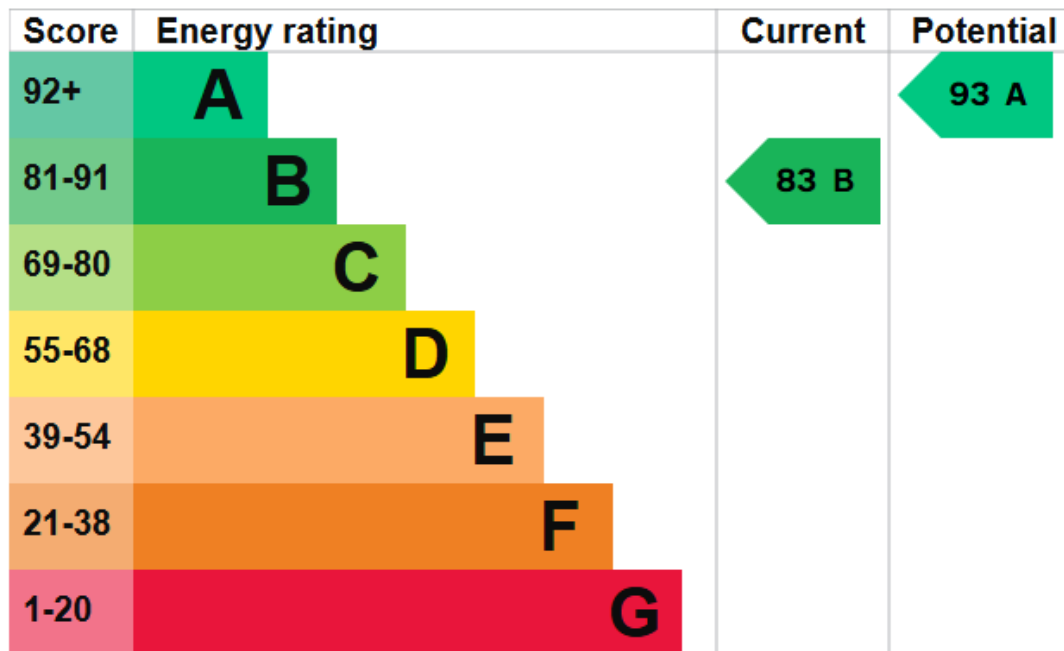
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FLOOR PLAN



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EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – D

Primary School – Hucknall Flying High Academy, Edgewood Primary School

Secondary School – Holgate Academy, The National Academy

Stamp Duty on Asking Price: £2,250 (Additional costs may apply if being purchased as a second property)

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.