



Bayshill Rise, Northolt UB5 4LS

**Offers In Excess Of**  
**£287,500**



## Bayshill Rise, Northolt UB5 4LS

This delightfully presented one bedroom starter home comes fully freehold and is rarely available. Set on this secluded cul-de-sac the property gives the opportunity for your first step on to the property ladder to be fully freehold. Buy to let investors will be attracted by the proximity to Northolt Station.

- One Bedroom House
- End Terraced House
- No Stamp Duty For First Time Buyers
- Open Plan Lounge
- Fitted Kitchen
- First Floor Bathroom/ WC
- Gas Central Heating
- Double Glazed
- Communal Gardens
- Close To Northolt



### **INTERNALLY**

Upvc double glazed entrance door leads to an open plan lounge with cloaks cupboard, stairs to first floor. Door to kitchen fitted with wall and floor cupboards with worktops over, gas hob with oven under and plumbed for washing machine. On the first floor there is a double bedroom and bathroom with panelled bath, pedestal wash hand basin and low level w.c.

### **EXTERNALLY**

Communal garden. Allocated parking.

### **LOCATION**

Conveniently located just over 700 yards to Northolt Park Station providing access to Central London and just under a mile to Greenford's Central Line Tube Station. There are numerous schools all in the vicinity.

### **ADDITIONAL INFORMATION**

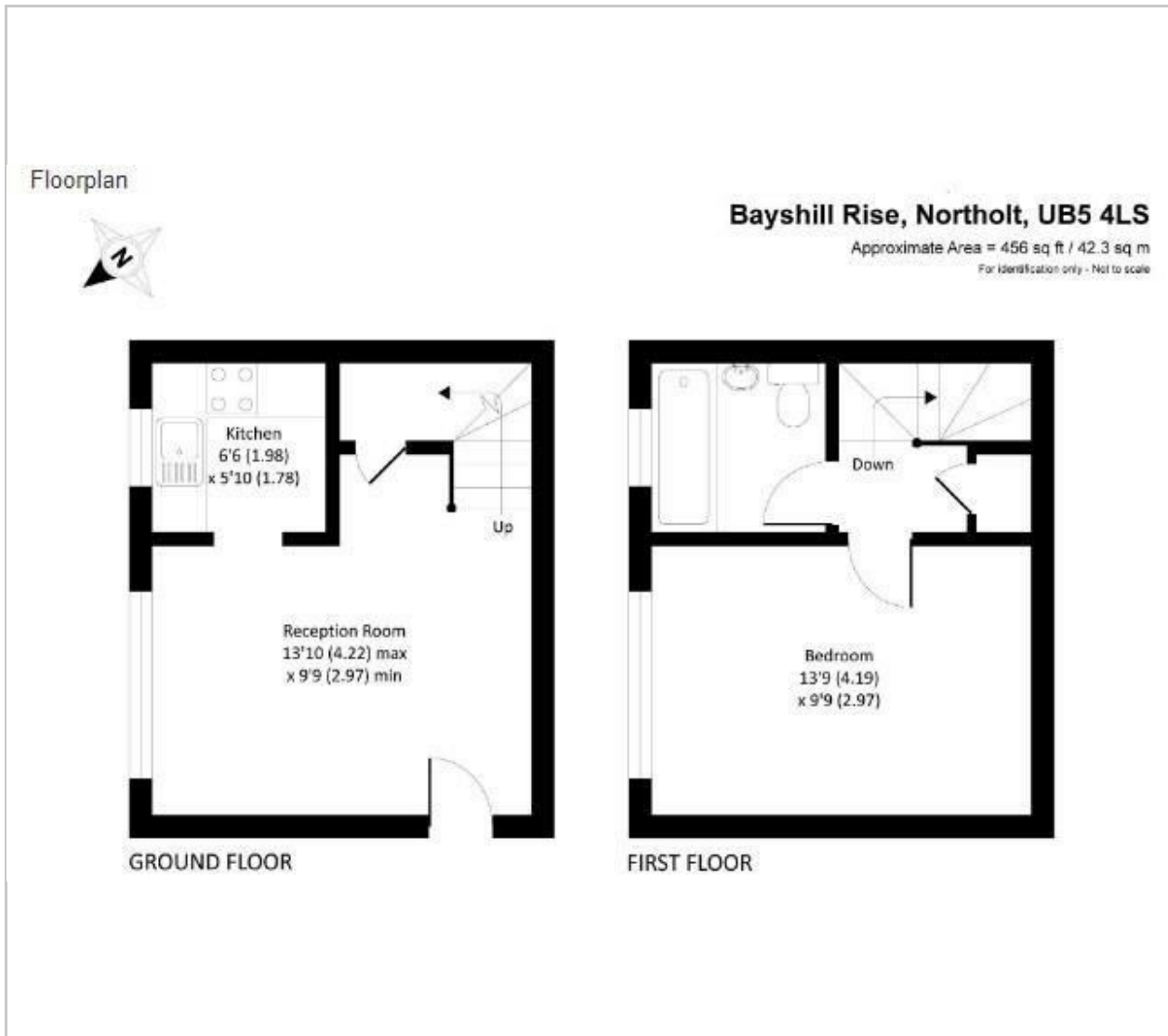
Council Tax Band C - £1,732



**Council Tax Band: C**

Freehold

## Floor Plan



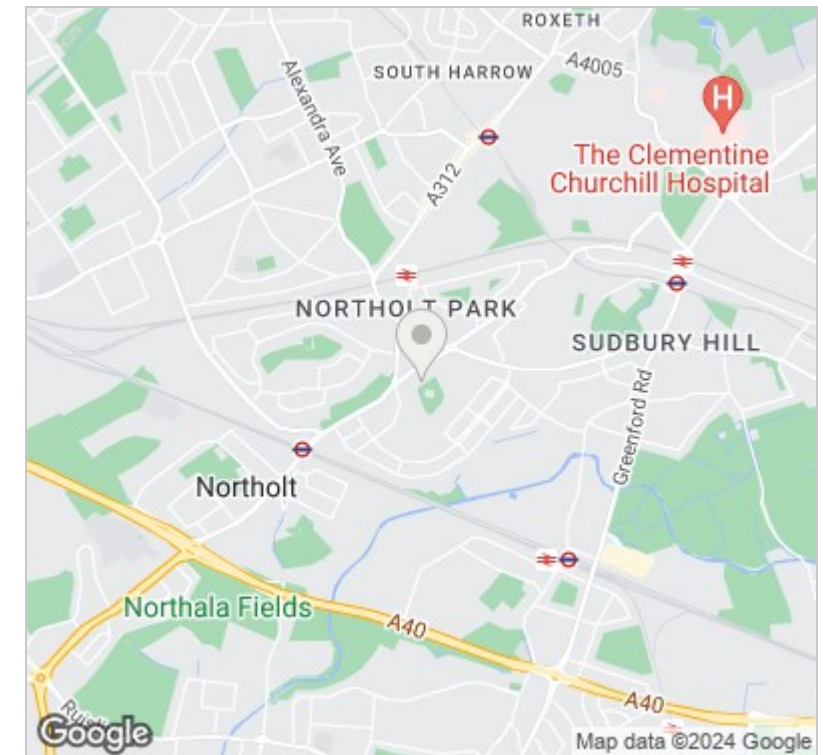
## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	