



Bayshill Rise, Northolt UB5 4LS

Offers In Excess Of £290,000





# Bayshill Rise

Northolt, UB5 4LS

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

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.



## 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.

Council Tax Band C - £1,542.65





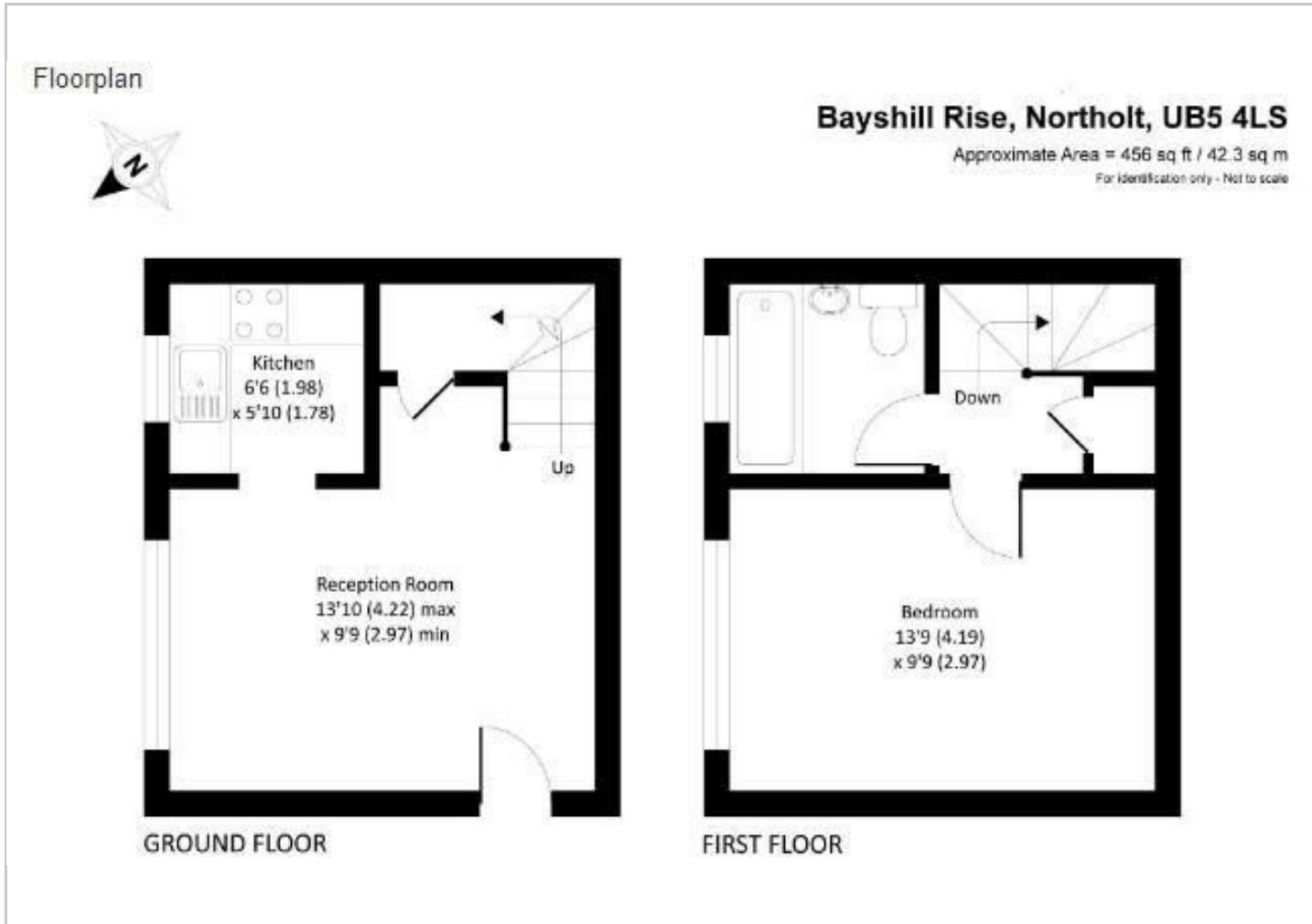
**Council Tax Band - C**

Freehold





## Floor Plans



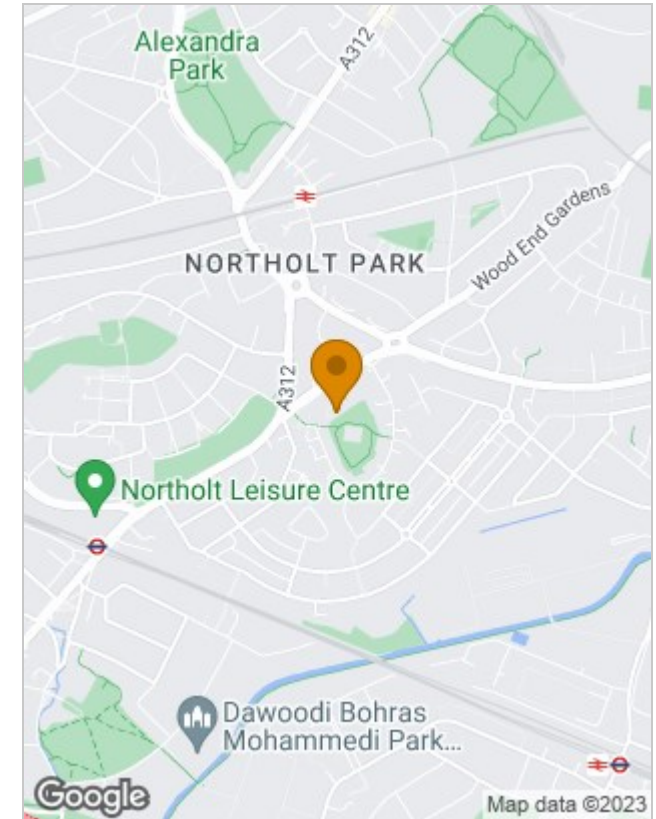
## Viewing

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance 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	