



# MANTONS

ESTATE AGENTS

2 Bedroom Semi-Detached for Sale - £290,000

Halyard Close, Luton, Bedfordshire, LU3 2HD



## KEY FEATURES:

- WELL PRESENTED SEMI DETACHED HOME • TWO GENEROUS SIZE BEDROOMS • DECORATED TO A CONTEMPORARY THEME • REFITTED BATHROOM • GAS CENTRAL HEATING VIA A COMBI BOILER • REPLACEMENT DOUBLE GLAZING • GARAGE IN BLOCK • SOLAR PANELS & CAVITY WALL INSULATION

## Description

MANTONS ESTATE AGENTS are delighted to offer for sale this spacious & beautifully presented two bedroom semi detached home, located in the highly sought-after 'Runfold' area of Luton.

Decorated in a contemporary style throughout, the property features a newly refitted bathroom suite, updated double glazing & a well maintained rear garden with newly laid patios, perfect for outdoor entertaining.

The accommodation comprises an inviting entrance hall, spacious 19ft lounge/diner, a fitted kitchen, two double bedrooms & a stylish refitted bathroom suite.

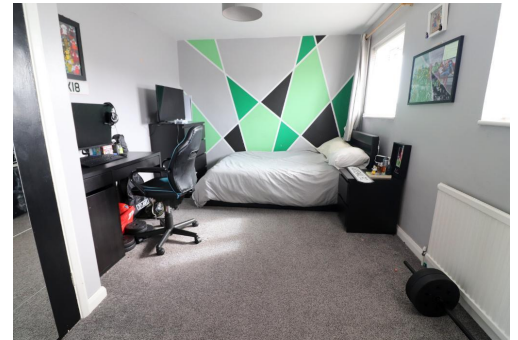
Externally, the property boasts front & rear gardens with side access and a garage situated in a nearby block. Additional benefits include solar panels, cavity wall insulation, replacement internal doors & gas central heating serviced by a modern combination boiler.

Early viewing is highly recommended. Contact Mantons Estate Agents for more information and to arrange a viewing.

Halyard Close is situated in the highly sought-after Runfold area of Luton, tucked away at the end of a quiet cul-de-sac. The property offers convenient access to a range of local amenities, including shops, schools & medical facilities. It is ideally located near Junction 10 of the M1 motorway, Luton Thameslink train station, and London Luton Airport. The property falls within the catchment area for Icknield Primary & High Schools, both of which are within walking distance.

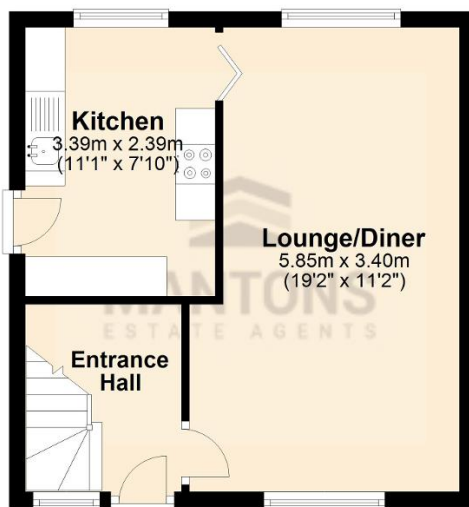
## Additional Information

EPC Rating B. Council Tax Band B. 686 sqft (Approx.)



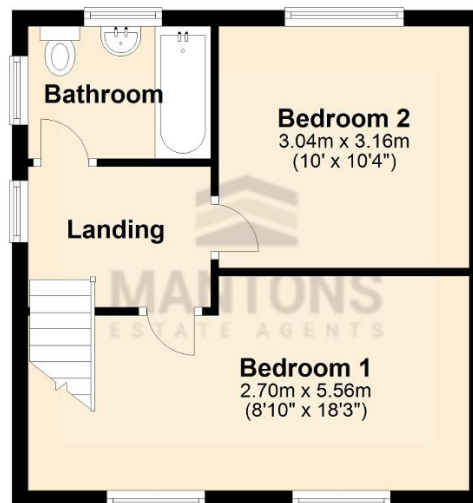
### Ground Floor

Approx. 32.0 sq. metres (344.2 sq. feet)



### First Floor

Approx. 31.8 sq. metres (342.5 sq. feet)



Total area: approx. 63.8 sq. metres (686.7 sq. feet)