





PROPERTY DESCRIPTION

We are pleased to offer for sale this exceptional, three bedroomed semi-detached bungalow, which has been considerably upgraded by the present owner to a very high standard and specification. Having the great advantage of a truly wonderful open outlook with countryside views from the front, this particularly appealing abode provides well proportioned living space and would suit a wide range of prospective buyers. Internal viewing is imperative in order to appreciate the many desirable attributes offered by this immaculately presented home, including Oak internal doors, a large, majority boarded loft space, a detached garage and off road parking, just to name a few.

Complemented by pvc double glazing and gas central heating, run by a Worcester combination boiler, the accommodation briefly comprises a spacious, extremely delightful lounge, with a fabulous aspect over fields in front, featuring a fireplace fitted with a multi fuel stove, and a good sized kitchen, allowing room for a small breakfast table, which has been stylishly re-furbished with 'Ice White' wood fronted shaker style units and built-in appliances, namely an electric double oven, an induction hob with a stainless steel extractor canopy over, an integral dishwasher, fridge/freezer and washing machine. The inner hallway provides access to the large loft space, there are three very good sized bedrooms, the largest having a built-in double wardrobe and the second having French doors opening onto the rear garden, and a bathroom, fitted with a three piece white suite, with an electric shower over the bath.

There is a detached garage, with off road parking in front, a rear garden, with a paved patio and the remainder being pebble covered for lower maintenance and a lawned front garden, where one can sit and admire the glorious views. NO CHAIN INVOLVED.

FEATURES

- Exceptionally Well Pres'td S/Det Bungalow
- Fabulous Open Aspect/Views from Front
- Immaculately & Tastefully Furbished
- Spacious Lounge - Fireplace & Stove
- Stylish Br'kfast Kitchen inc. Appliances
- 3 Generously Proportioned Bedrooms
- 3 Pc Bathrm - White Suite & Shwr over Bath
- Considerably Upgraded over Last Few Years
- Detached Garage & Off Rd Parking
- Charming Gardens Front & Rear
- Internal Viewing Essential to Appreciate
- Ideal for Those Downsizing - No Chain





ROOM DESCRIPTIONS

Entrance

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window to one side, opening into the breakfast kitchen.

Breakfast Kitchen

12' 0" plus recess x 9' 2" (3.66m plus recess x 2.79m)

The kitchen has been stylishly re-furnished with 'ice white' shaker style units and drawers, attractive, marble effect laminate worktops, with a co-ordinating tiled splashback, concealed lighting under the wall units and a one and a half bowl sink, with a mixer tap. It also has a built-in electric double oven and an electric induction hob, with a stainless steel extractor canopy over, an integral dishwasher, washing machine and fridge freezer, a pvc double glazed window, with a remote controlled vision blind, downlights recessed into the ceiling and quality tile effect laminate flooring..

Lounge

18' 11" x 11' 11" into alcoves (5.77m x 3.63m into alcoves)

This truly delightful, spacious light and airy room has the advantage of fabulous, far reaching rural views and features a fireplace, recessed into the chimney breast, with a beam display mantel above, fitted with a multi-fuel stove, and a log store to one side of the fireplace. It also has a large pvc double glazed window, with a remote controlled vision blind, and two radiators.

Inner Hall

Access, via a retractable ladder, to the majority board loft space which has an electric light. Built-in storage cupboard, housing the gas condensing central heating boiler, and a radiator.

Bedroom One

12' 6" plus recess x 10' 9" into recess (3.81m plus recess x 3.28m into recess)

This large double room has a built-in, mirror fronted wardrobe, a large pvc double glazed window, with a vision roller blind, a radiator and downlights recessed into the ceiling.

Bedroom Two

10' 6" x 8' 8" plus recess (3.20m x 2.64m plus recess)

An extremely pleasant second double bedroom, featuring pvc double glazed French doors, with pvc double glazed windows at either side, opening out to the garden at the rear, a radiator and downlights recessed into the ceiling.

Bedroom Three

9' 3" x 7' 7" (2.82m x 2.31m)

The third bedroom is also a good size and has a pvc double glazed window, downlights recessed into the ceiling and a radiator.

Bathroom

Fitted with a three piece white suite, comprising a bath, with electric shower over, a ceiling height tiled splashback and folding shower screen, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window and a radiator.

Outside

Front & Side

Lawned garden, with a surrounding border, and a paved patio extending along the front of the bungalow, providing the perfect spot to sit, relax and enjoy the gorgeous rural views. There is a paved pathway extending along the side of the bungalow, where there is a cold water tap.

Rear

The rear garden consists of a stone flagged patio, with the remainder being pebble covered, for easier maintenance, with paving stones in places and shrub borders.



Garage & Parking

17' 10" x 8' 0" (5.44m x 2.44m)

The detached single garage has an up and over door, electric power points and windows in the rear. The tarmac covered area in front of the garage provides off road parking space.

Directions

Proceed from our office on Church Street towards Manchester Road. On the sweeping left hand bend at the bottom of Manchester Road, turn right into Walmsgate. Then take the first right turning into Calf Hall Road, carry on straight ahead into Monkroyd Avenue, continue up the hill passing the left turning for Pen-Y-Ghent Way, then take the next left turning into Ingleborough Drive and the bungalow is at the head of the cul-de-sac on the right.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

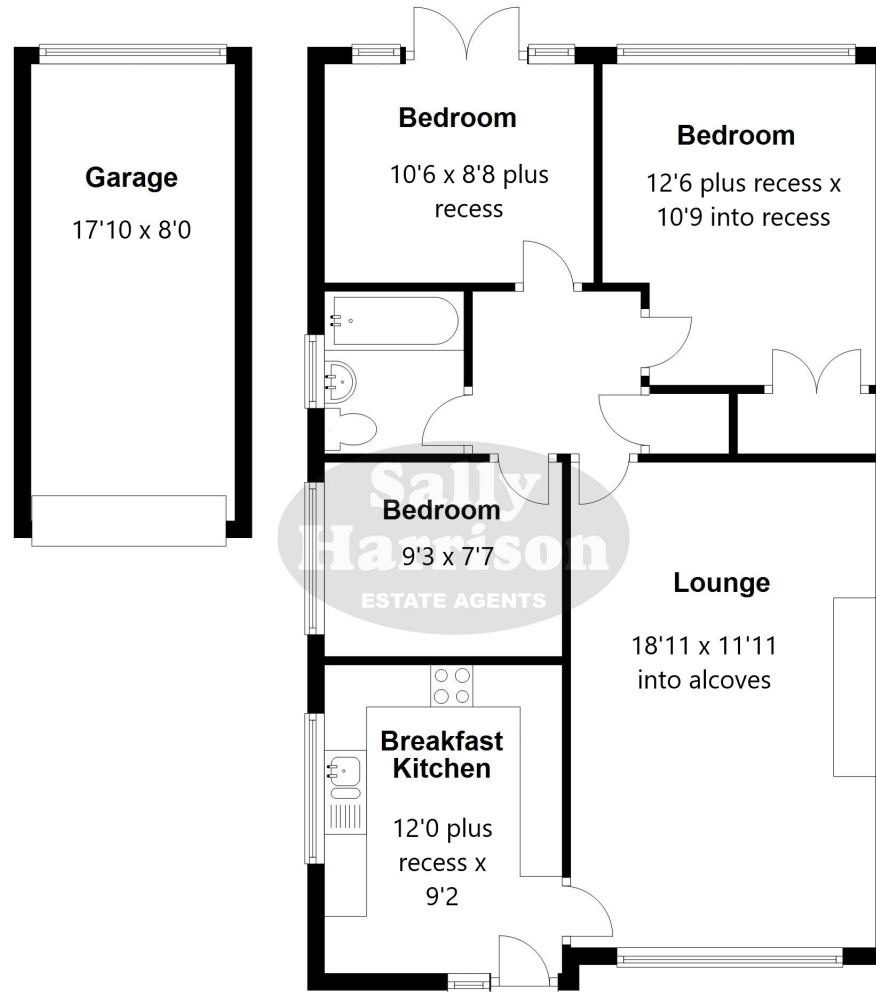
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN

Ground Floor

Approx. 82.9 sq. metres (892.9 sq. feet)



Total area: approx. 82.9 sq. metres (892.9 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

