





PROPERTY DESCRIPTION

Recommended for early viewing, this appealing semi-detached bungalow is presented to a good standard both internally and externally and is tastefully furnished and decorated throughout. Located in a highly sought after residential area, in an extremely pleasant cul-de-sac position, the bungalow has the advantage of charming gardens to both the front and rear, a sizeable length, block paved drive and a detached garage.

Also benefiting from gas central heating and pvc double glazing, this alluring abode briefly comprises a spacious, light and airy lounge, featuring a fireplace, fitted with an electric fire, and a fitted kitchen, which allows space for a small dining table and is equipped with modern white units, a built-in electric double oven and a gas hob, with an extractor canopy over. An inner hallway gives access to the two bedrooms, the largest of which includes a range of very attractive furniture, providing an abundance of storage space, and a stylish, three piece shower room, fitted with a white suite and fully tiled, including the floor, except for the large walk-in shower, which is lined with low-maintenance 'wet wall' style panelling.

There is a lawned garden, with gravelled borders, in front of the bungalow and a block paved driveway facilitates off road parking space and extends down the side of the dwelling to give access to the detached garage, which has double doors and electric power. The low maintenance, split level rear garden is paved, with two gravel covered areas on the lower level and fully paved on the slightly higher level. NO CHAIN INVOLVED.



FEATURES

- Well Presented Semi-Det. Bungalow
- Tastefully & Attractively Furnished
- Appealing Cul-de-Sac Location
- Sought After Residential Area
- Spacious, Light & Airy Lounge
- Ftd Dining Kit inc. Double Oven & Hob
- 2 Bedrms with Furniture in Main Bedrm
- Stylish Shwr Rm with Large Walk-in Shwr
- Charming Gardens to the Front & Rear
- Sizeable Block Paved Drive & Det. Garage
- Gas CH & PVC Double Glazing
- Early Viewing Strongly Rec. - No Chain





ROOM DESCRIPTIONS

Entrance

PVC double glazed, frosted glass entrance door opening into the kitchen.

Dining Kitchen

12' 1" x 7' 11" plus recess (3.68m x 2.41m plus recess)
 Allowing space for a small dining table, the kitchen has fitted units and drawers, laminate worktops, with tiled splashbacks, and a one and a half bowl sink with a mixer tap. It also has a built-in electric double oven/grill and a gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine, a pvc double glazed window, radiator, tiled floor and downlights recessed into the ceiling.

Lounge

16' 10" x 9' 10" into alcoves (5.13m x 3.00m into alcoves)
 The pleasant lounge has a stained wood fireplace, with a marble effect inset and hearth, fitted with an electric fire, a pvc double glazed window, radiator and downlights recessed into the ceiling.

Small Inner Hallway

Built-in shelved cupboard and access to the loft space.

Bedroom One

11' 10" x 9' 10" into bed recess (3.61m x 3.00m into bed recess)
 This double room has freestanding furniture, including wardrobes, storage cupboards and drawers, a pvc double glazed window, radiator and downlights recessed into the ceiling.

Bedroom Two

8' 9" x 7' 11" (2.67m x 2.41m)
 This large single or small double room has a pvc double glazed window, radiator and downlights recessed into the ceiling.

Shower Room

Majority tiled and fitted with a modern three piece white suite, comprising a double size shower cubicle, which is lined with pvc 'wet wall' style panelling and has a 'rainfall' style shower and additional hand-held, flexible shower head, a w.c. and a vanity wash hand basin, with a mixer tap and cupboard below. PVC double glazed, frosted glass window, radiator, tiled floor, downlights recessed into the pvc lined ceiling.

Outside

Front/Side

Lawned garden with a gravel covered border. Block paved drive, providing off road parking space, and a cold water tap.

Garage

15' 8" x 8' 2" (4.78m x 2.49m)



The detached garage has double timber doors, a window and electric power points.

Rear

The rear garden is split level and has been mainly paved for easier maintenance, with two gravel covered beds. External light.

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.

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

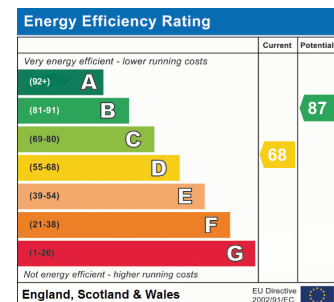
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

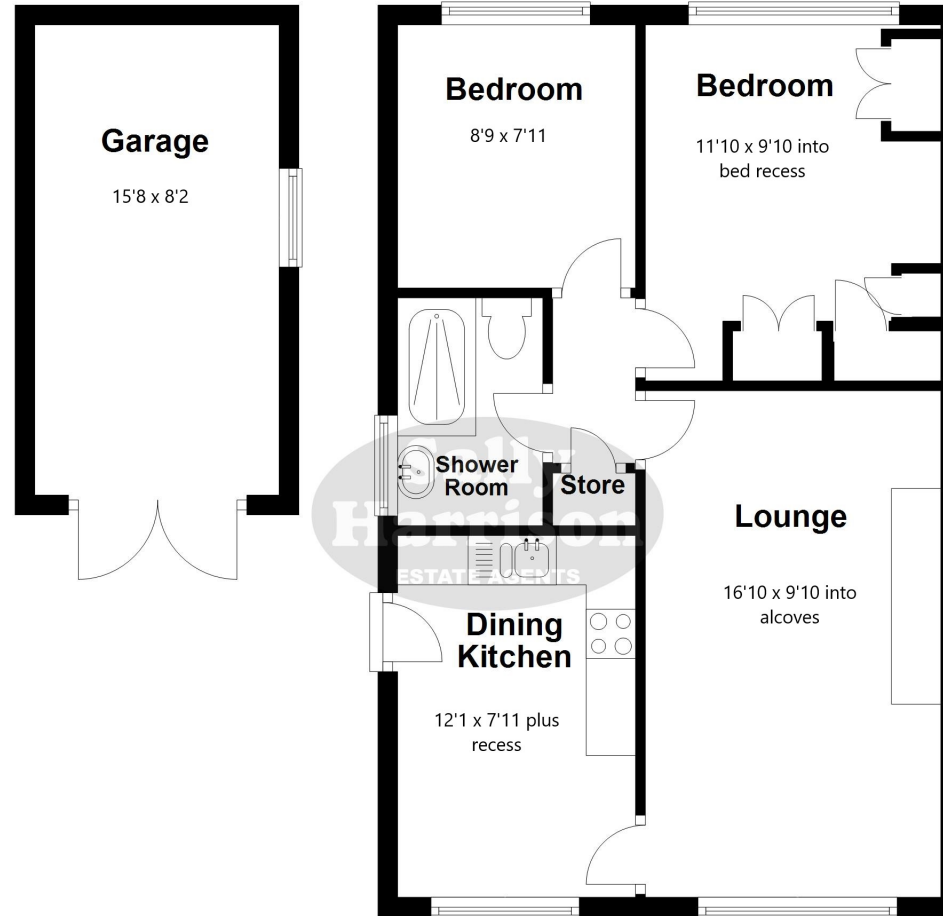
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FLOORPLAN

Ground Floor

Approx. 60.5 sq. metres (651.6 sq. feet)



Total area: approx. 60.5 sq. metres (651.6 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.

