





PROPERTY DESCRIPTION

Beautifully and tastefully presented throughout, this exceptional link-detached bungalow offers many noteworthy and enticing attributes and an internal viewing is strongly recommended to appreciate the many appealing features this stunning home has to offer. Located in a much sought after area, situated in a desirable cul-de-sac position, enjoying far reaching views from the front, this charming abode would be a perfect retirement home for buyers looking to downsize.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall and a delightful, spacious lounge/diner, which benefits from the pleasant outlook/views and has an attractive Limestone fireplace, fitted with a living flame gas fire. The kitchen has been stylishly fitted with a good range of modern units, quality worktops with matching upstands and co-ordinating splashbacks and built-in appliances, namely an electric oven, an induction hob with an extractor hood over, an integral fridge/freezer, dishwasher and washing machine. Both bedrooms are decent sized doubles, the largest having modern fitted wardrobes which extend the full length of one wall and the second bedroom having sliding patio doors opening into the extremely pleasant conservatory, which overlooks the garden at the rear. The shower room is yet another exquisite room, which is fully tiled and fitted with a contemporary three piece white suite, incorporating a double sized, walk-in shower, with a rainfall style shower head and additional hand held shower.

The resin covered driveway provides off road parking and the front garden is laid with artificial grass for lower maintenance, with a pebble covered garden border and there is a lovely garden at the rear, which has a resin covered patio. The detached garage currently incorporates a timber shed, which is used as a workshop, this could be removed to accommodate a car. NO CHAIN INVOLVED.

FEATURES

- Exceptional Link-Detached Bungalow
- Beautifully & Immaculately Presented
- Many Enticing & Appealing Attributes
- Desirable Cul-de-Sac Position with Views
- Ent Hall & Spacious Lounge/Diner
- Stylishly Ftd Kitchen inc. Appliances
- 2 Double Bedrms - 1 with Ftd Wardrobes
- Conservatory & Fully Tiled Shwr Room
- Resin Drive, Garage & Gardens F & R
- Early Viewing Strongly Rec. - No Chain





ROOM DESCRIPTIONS

Entrance Hall

Attractive double glazed, frosted glass composite entrance door. Downlights recessed into the ceiling, radiator and access, via a retractable ladder, to the partially boarded loft space, .

Lounge/Diner

17' 10" plus bow window x 12' 8" (5.44m plus bow window x 3.86m)

This truly delightful room features a beautiful carved Limestone fireplace, fitted with a living flame gas fire, and has a radiator and a large pvc double glazed bow window, from which there are wonderful, long distance views.

Kitchen

9' 11" plus recess x 8' 5" (3.02m plus recess x 2.57m)

The stylishly refurbished kitchen is another of the many alluring features of this superb bungalow and is fitted with cream gloss finish units and drawers, co-ordinating worktops, with matching upstands, and a one and a half bowl sink, with a mixer tap. It is also equipped with good quality built-in appliances, namely an electric oven, an electric induction hob, with an extractor over, a dishwasher, fridge/freezer and a washing machine (please note that the washing machine is actually a combined washer/dryer, but the drying facility is not currently working). The wall mounted gas condensing combination central heating boiler is housed in a cupboard matching the units and the kitchen also has a pvc double glazed window, with lovely views, downlights recessed into the ceiling, wood effect Vinyl flooring and an attractive double glazed, frosted glass composite external door.

Bedroom One

10' 8" x 10' 4" to wardrobe fronts (3.25m x 3.15m to wardrobe fronts)

This double room has built-in wardrobes, extending the full length of one wall, incorporating mirror fronted sliding doors, a pvc double glazed window, which overlooks the garden at the rear, a radiator and downlights recessed into the ceiling.

Bedroom Two

10' 7" into recess x 9' 11" reducing to 6' 11" (3.23m into recess x 3.02m reducing to 2.11m)

This second double room is currently used as a sitting room and has a radiator and a double glazed, sliding patio door, opening into the conservatory.

Conservatory

10' 9" x 7' 6" (3.28m x 2.29m)

This charming, recently re-built addition to the bungalow is yet another enticing and extremely beneficial asset of this lovely abode. The pvc double glazed conservatory enjoys a pleasant outlook over the rear patio and garden and has the advantage of a substantial, tiled, pitched roof, a radiator and a pvc double glazed, sliding patio door.

Shower Room

Yet another impressive feature, the fabulous, tastefully furnished, fully tiled shower room is fitted with a three piece white suite, comprising a walk-in shower, fitted with a fixed 'rainfall' style shower, plus an additional, flexible shower head, a w.c. and a wash hand basin, set into a base cabinet, with an illuminated vanity mirror above. The floor is tiled and the shower room also has a wall mounted cabinet, matching the one under the basin, a pvc double glazed, frosted glass window, downlights recessed into the ceiling and an extractor.

Outside

Front & Side

For easy maintenance, the front garden has been laid with artificial grass, with surrounding gravel covered borders, and has a wrought iron fence and matching gate. The resin covered drive extends down the side of the bungalow to the garage and

there is a folding wrought iron gate, which, when closed, encloses part of the driveway. External electric lights and power point.

Garage/Workshop

12' 6" x 10' 1" (3.81m x 3.07m) plus 8' 1" x 5' 0" (2.46m x 1.52m)

The garage has an up and over door, an electric light and a pvc double glazed window. Inside the garage, at the rear, is a timber shed, which could be removed to make room for a car.

Rear

The last, but certainly not the least, of the numerous appealing aspects of this desirable dwelling, the split level rear garden is also low maintenance and consists of a resin patio on the lower level, with steps leading up to the second level, which is mainly gravel covered, with a paved pathway leading to a further patio/seating area. There is also a garden bed, stocked with shrubs and a small conifer.

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 to the end of Calf Hall Road and then continue straight ahead into Monkroyd Avenue. Go up the hill and then take the third left turning, on the brow of the hill, into Darnbrook Road and then turn first right into Gordale Close.

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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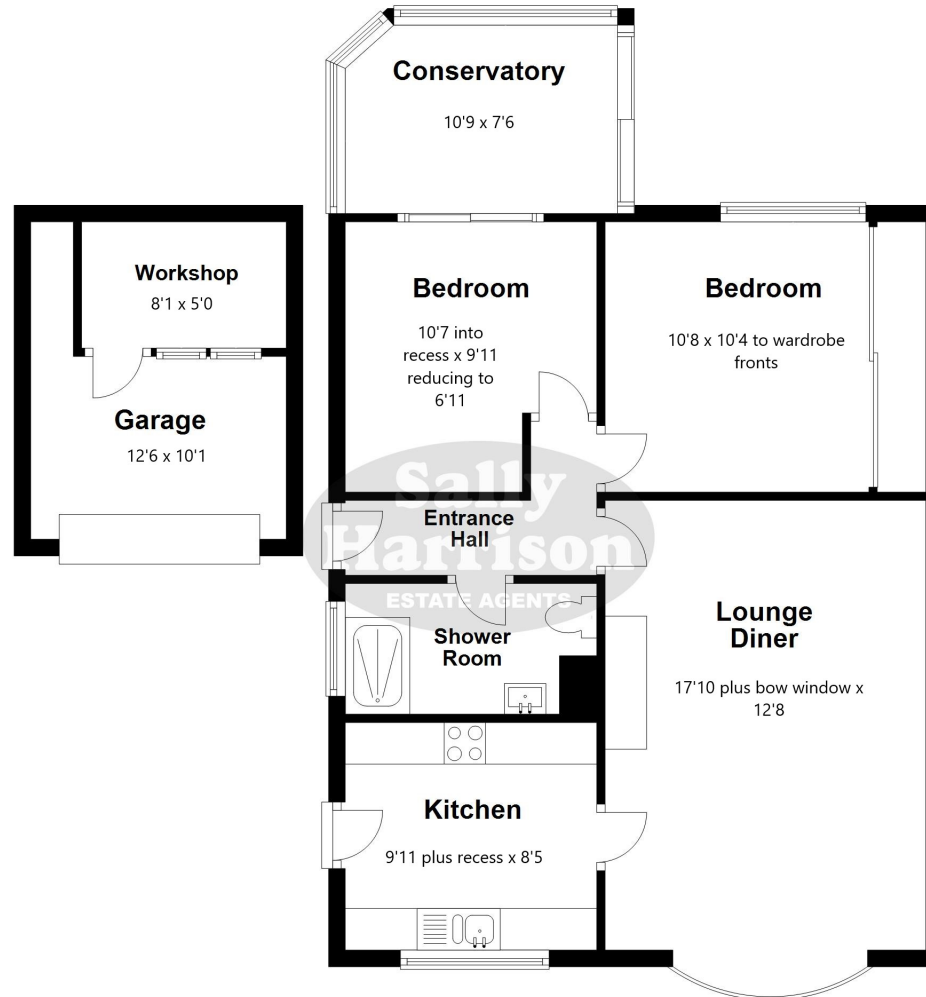


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN

Ground Floor

Approx. 80.9 sq. metres (870.7 sq. feet)



Total area: approx. 80.9 sq. metres (870.7 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 warrant 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.

