





PROPERTY DESCRIPTION

Set in a particularly pleasant cul-de-sac position, which is located on the outskirts of town, this extremely appealing detached bungalow provides well presented and tastefully furnished living space and an early and internal viewing is strongly recommended. Having the advantage of a large driveway, providing off road parking for several cars, including space for a motorhome or caravan, this charming home also has the benefit of a detached garage and is located just a short walk from open countryside and Greenberfield Locks on the Leeds/Liverpool canal. This lovely dwelling offers nicely proportioned living space and would be ideal as a retirement home.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hallway, a spacious and extremely pleasant lounge/diner, with a fireplace and fitted gas fire, a nice sized kitchen, which has been stylishly re-furnished with cream gloss fronted units, granite worktops and a good range of built-in appliances, namely a Bosch electric oven and induction hob, with a stainless steel extractor canopy over, a Bosh microwave oven and integral fridge, freezer and slimline dishwasher. There are two good sized bedrooms, both with built-in wardrobes, a conservatory, which is accessed internally from the main bedroom, and a fully tiled shower room, attractively fitted with a modern three piece white suite.

There is a low maintenance garden at the front and the delightful, enclosed garden at the rear has a paved patio, garden borders stocked with a wide variety of mature shrubs and flowering plants and the remainder is pebble covered. NO CHAIN INVOLVED.

FEATURES

- Detached Bungalow in Cul-de-Sac Loc.
- Highly Desirable Area on Outskirts
- Short Walk to Leeds/Liverpool Canal
- Well Presented & Tastefully Furnished
- Hall & Spacious Lounge/Diner
- Stylishly Re-furb'd Kitchen inc. Appl'ces
- 2 Bedrms with Ftd W'robes & C'svtry
- Modern, Fully Tiled Shower Room
- PVC DG & GCH - Delightful Gardens
- Garage & Ample Prkg for Several Cars
- Perfect Retirement Home
- Early Viewing Highly Rec - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

PVC double glazed, frosted glass entrance door. Fitted shelves, wall mounted coat hooks and a frosted glass internal door opening into the lounge/diner.

Lounge/Diner

19' 0" x 12' 6" (5.79m x 3.81m)

This extremely pleasant and spacious room has a large pvc double glazed bow window, allowing plenty of natural light into the room, and a wood effect fireplace, with a marble inset and hearth, fitted with a gas fire. Two radiators, telephone point and television aerial point.

Inner Hall

Built-in cupboard, with fitted shelves. Access, via a retractable ladder, to the loft space.

Kitchen

13' 5" into recess x 8' 6" plus recess (4.09m into recess x 2.59m plus recess)

This nice sized kitchen has been stylishly refurbished with modern cream gloss fronted units, granite worktops, with co-ordinating pvc splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in Bosch electric oven, Bosch microwave, Bosch induction hob, with a stainless steel extractor canopy over, as well as an integral slimline dishwasher and fridge/freezer. Two pvc double glazed windows and a pvc double glazed, frosted glass external door. The kitchen also has a contemporary upright radiator, concealed lighting under the wall units and the gas combination central heating boiler is concealed in a wall cupboard matching the units.

Bedroom One

11' 4" x 10' 3" to wardrobe fronts (3.45m x 3.12m to wardrobe fronts)

This good sized double room has a fitted triple wardrobe, with sliding doors, the middle one being mirror fronted, and an additional fitted wardrobe, incorporating shelving. It also has a radiator and a pvc double glazed sliding patio door, opening into the conservatory.

Bedroom Two

9' 0" x 8' 0" to wardrobe fronts (2.74m x 2.44m to wardrobe fronts)

This second double room also has fitted wardrobes, a pvc double glazed window and a radiator.

Shower Room

Very attractively and stylishly refurbished, the fully tiled shower room is fitted with a modern three piece white suite, comprising a shower cubicle and also a w.c. and a wash hand basin, with a mixer tap, both of which are set into a range of cabinets, including cupboards and drawers, with a marble effect vanity top. PVC double glazed, frosted glass window, radiator, downlights recessed into the ceiling and an extractor fan.

Conservatory

9' 1" plus recess x 9' 1" (2.77m plus recess x 2.77m)

A delightful addition to this fabulous bungalow, the pvc double glazed conservatory is laid with wood finish laminate flooring, has an electric radiator/heater, downlights recessed into the ceiling and pvc double glazed French doors leading out to the garden.

Outside

Front/Side

The double width drive at the front provides off road parking for several cars. The drive then turns to single width and extends down the side of the bungalow to give access to the garage. The sizeable and extremely charming front garden is mainly covered with

golden gravel, for lower maintenance, with garden beds and borders and a 'weeping' tree. There is also an external light.

Garage

17' 5" x 8' 2" (5.31m x 2.49m)

The detached garage has an up and over door, a window, plumbing for a washing machine and electric power and light.

Rear

The delightful, enclosed garden at the rear has a paved patio and garden beds and borders, stocked with a good variety of shrubs and flowering plants, with the remainder being pebble covered for lower maintenance. External light.

Directions

Proceed from our office on Church Street into Skipton Road. Carry on to the T' junction and turn left, then go right at the mini roundabout, continuing on Skipton Road. Carry on this road, past Rolls Royce on the left, up the hill, over the canal bridge, round the sweeping left hand bend, past Rolls Royce Sports & Social Club and then take the next left turning into Valley Drive. The turning into Green Bank is the first on the right off Valley 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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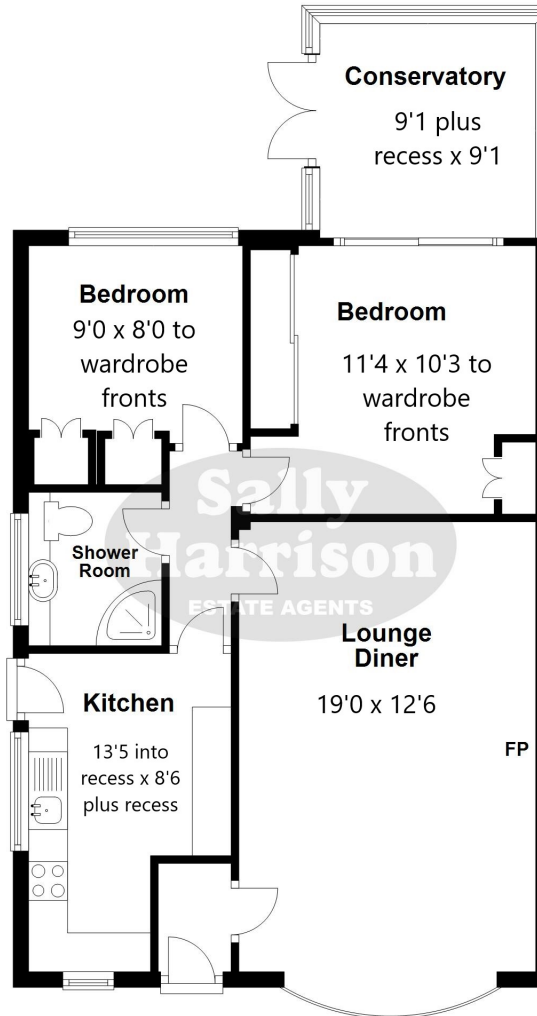


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

Ground Floor

Approx. 69.2 sq. metres (744.7 sq. feet)



Total area: approx. 69.2 sq. metres (744.7 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 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.

