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£385,000

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- Superbly Presented Detached Property
- Conservatory
- Extensive Rear Gardens

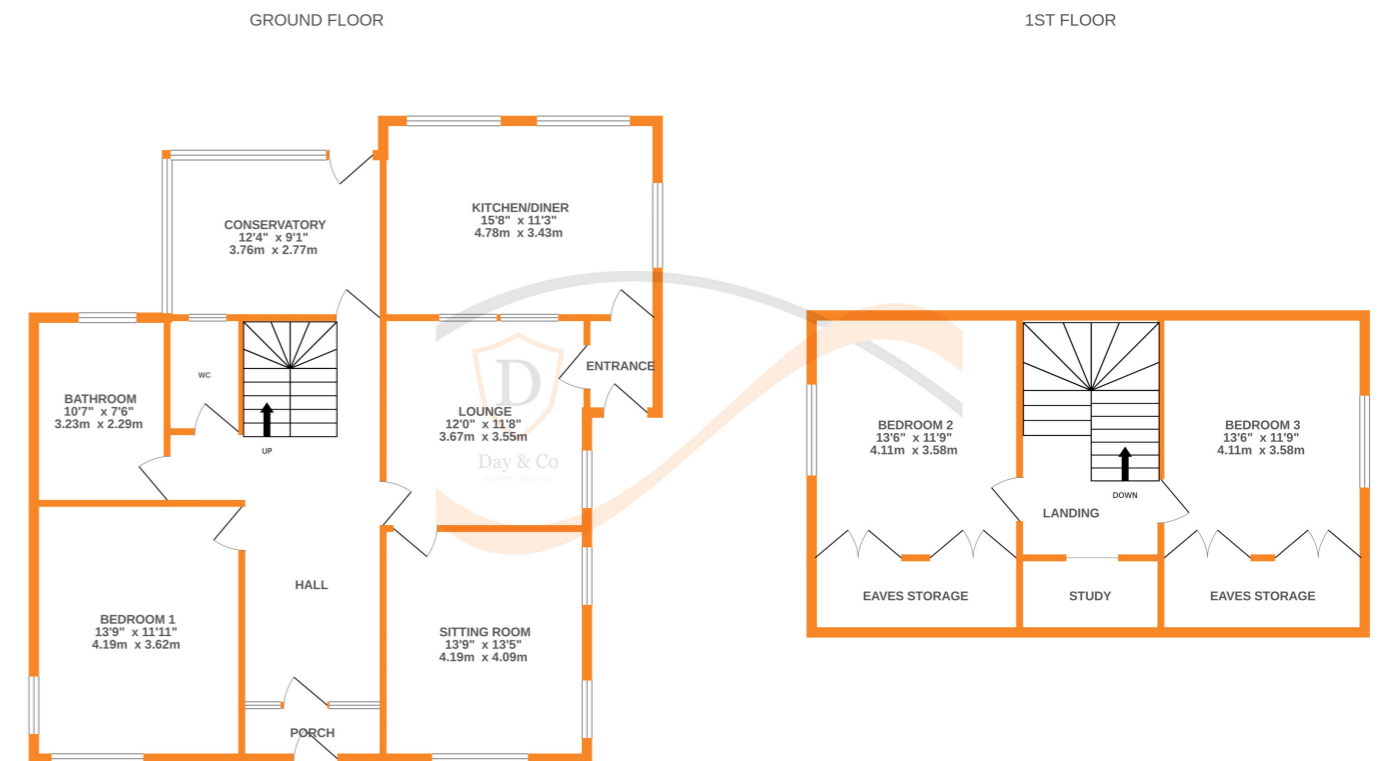
- Three Bedrooms & Two Reception Rooms
- Ample Parking/Garage & Car Port
- EPC Rating E

## SUMMARY

**\*\*A SUPERBLY PRESENTED 3 BEDROOM DETACHED PROPERTY, GENEROUS SIZE PLOT WITH LARGE GARDENS & AMPLE PARKING - POPULAR RESIDENTIAL LOCATION OF RIDDLESDEN!!\*\*** Having modern fitted kitchen & bathroom, 2 reception rooms, conservatory, garage & car port, extensive gardens to the rear (possible development opportunity subject to the relevant planning applications being passed) - VIEWING ESSENTIAL TO FULL APPRECIATE!! EPC RATING E.

## FULL DESCRIPTION

Viewing is essential to fully appreciate this superbly presented three bedroom detached property situated on a generous size plot in the popular area of Riddlesden. The property has recently undergone a programme of refurbishment and the accommodation comprises of an entrance porch leading into an inner hallway. The lounge has an electric fire, double glazed window to the rear, and door leading into a sitting room. The dining kitchen has a range of modern base and wall mounted units, breakfast bar, double glazed windows to the rear and side. The conservatory has double glazed door to the rear garden, and the master bedroom is also on this level having double glazed windows to both front and side aspect. The bathroom has a corner bath, shower cubicle, wash hand basin, and there is a separate WC. To the first floor there is a study area on the landing and two double bedrooms both with under eaves storage. Externally the property is situated on a generous size plot having ample parking, garage, car port, extensive rear gardens, artificial lawn. Possible development opportunity (subject to the relevant planning permission being passed). EPC Rating E.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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