



£389,995

- EPC Rating Is C
- Four Bedrooms & Two Bathrooms
- Extensive Gardens/Ample Parking & Garage
- potential to extend subject to the relevant planning applications being approved
- Spacious Detached Family Home
- Plot Size Approx. A Third Of An Acre
- Fabulous Far Reaching Views/Popular Location Of Riddlesden

SUMMARY

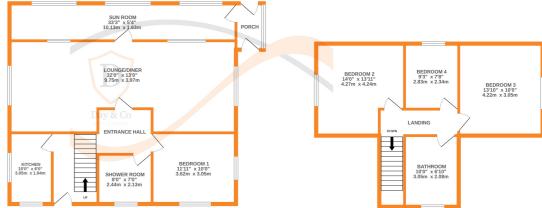
A SPACIOUS 4 BEDROOM DETACHED PROPERTY, GENEROUS SIZE PLOT SPANNING APPROX. A THIRD OF AN ACRE, FABULOUS FAR REACHING VIEWS - POPULAR LOCATION OF RIDDLESDEN!! Having 2 bathrooms, sun room, extensive gardens, ample parking, garage - VIEWING ESSENTIAL TO FULLY APPRECIATE!! EPC rating is C.

FULL DESCRIPTION

Viewing is essential to fully appreciate this spacious four bedroom (two bathrooms) detached family home situated on a generous size plot (approx. a third of an acre) with fabulous far reaching views in the ever popular location of Riddlesden. The well proportioned accommodation comprises of an entrance hall, the kitchen has a range of base and wall mounted units, double glazed windows to both front and side aspect. The spacious living room measures approximately 32 foot in length, has four windows, a log burning stove and gives access to the sun room which in turn gives access to a side porch. There is a double bedroom on this level with double glazed windows to both rear and side aspect, fitted wardrobes. There is a ground floor shower room with shower cubicle, WC, wash hand basin. To the first floor there are three bedrooms, the house bathroom completes the internal accommodation having a 'P' bath with shower over, WC, wash hand basin. Externally the property has ample parking, a detached garage, under house utility room housing the boiler and having plumbing for an automatic washing machine. There are extensive rear gardens bordered by trees and shrubs, a spacious patio, ample parking and a detached garage. Potential to extend subject to the relevant planning applications being approved, EPC rating is C.

BASEMENT GROWN PLOOR 1ST PLOOR





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 rospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.