





PROPERTY DESCRIPTION

We are pleased to offer for sale this truly exceptional and extremely impressive semi-detached bungalow, which has been extended from the original specification and has the benefit of being re-wired and re-roofed in 2012. Situated in a highly sought after area, with a wonderful rural outlook from the front, this truly outstanding abode is immaculately presented both internally and externally, finished to a very high specification and really must be viewed to fully appreciate the many desirable and alluring attributes it has to offer. Beautifully furnished and tastefully decorated throughout, this most appealing abode provides well-proportioned living space and is ideal for a family or those buyers looking to retire into their forever home.

FEATURES

- Stunning, Extended Semi-Det. Bungalow
- Desirable Loc with Lovely Rural Outlook
- Immaculately & Beautifully Pres'td Home
- Many Outstanding & Enticing Attributes
- Spacious Lounge/Diner with Stove
- Modern Ftd Kitchen with Integ. Appl'ces
- Fabulous Garden Rm & 2 GF Bedrms
- GF Bathrm & FF Dble Bedrm with En-Suite
- Delightful, Carefully Tended Gardens
- Garage & Off Rd Prkg - PVC DG & GCH





ROOM DESCRIPTIONS

Entrance

Attractive composite entrance door, opening into the kitchen.

Kitchen

12' 1" x 9' 3" plus recess (3.68m x 2.82m plus recess)

The good sized kitchen is stylishly refurbished and fitted with a range of cream 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, a gas hob, with an extractor canopy over, an integral fridge, freezer and washing machine, two pvc double glazed windows, with a lovely outlook/views from both, and downlights recessed into the ceiling. Newly installed condensing combination boiler in 2024.

Lounge/Diner

18' 10" x 12' 0" into alcoves (5.74m x 3.66m into alcoves)

Having the advantage of truly wonderful views over unspoilt farmland in front of the bungalow, this generously proportioned room features a fireplace, recessed into the chimney breast, fitted with a multi-fuel stove, set on a stone hearth, and has a large pvc double glazed picture window, a radiator and wall light points.

Inner Hallway

Enclosed stairs to the first floor.

Bedroom One

12' 10" x 10' 10" plus recess (3.91m x 3.30m plus recess)

This good sized double room has a pvc double glazed window, overlooking the garden at the rear, a radiator, a small under-stairs storage cupboard and a large, walk-in curtain fronted wardrobe (curtain not to be included), also under the stairs.

Bedroom Two

9' 3" x 7' 5" (2.82m x 2.26m)

Currently used as a hobby room, this second bedroom provides a large single or small double and has a pvc double glazed window, radiator and a wash hand basin, with a cabinet below.

Bathroom

Fully tiled and tastefully furnished with a three piece white suite, comprising a bath, with an electric shower over and glazed shower screen, a wash hand basin and a w.c. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail, wood finish laminate flooring and downlights recessed into the ceiling.

Garden Room

16' 2" x 10' 5" reducing to 9' 3, plus recess (4.93m x 3.17m reducing to 2.82m, plus recess)

This fabulous room was originally a third bedroom and has been extended to provide a delightful and extremely beneficial second reception room. It is laid with very attractive wood finish laminate flooring, has large, fitted display shelving units/bookcases and pvc double glazed windows, allowing plenty of natural light into the room. There is also a period style radiator, downlights recessed into the ceiling and a pvc double glazed external door.

First Floor

Bedroom Three

15' 0" x 14' 10" less stairwell, with restricted headroom in parts (4.57m x 4.52m less stairwell, with restricted headroom in parts)

The converted loft room provides an excellent third double bedroom and has a large double glazed Velux window, a radiator, a curtain fronted wardrobe (curtain not to be included) and an abundance of boarded, under-eaves storage space, which has an electric light.

En-Suite Shower Room

A wonderful, particularly advantageous addition, this fully tiled shower room is attractively furnished and fitted with a modern three piece white suite, comprising a shower cubicle, a wash hand basin and a w.c. It also has a radiator/heated towel rail, double glazed Velux window and tile effect laminate flooring.



Outside

Front/Side

The front garden is lawned, with a central pathway and a seating area/small patio, providing the perfect spot to relax and enjoy the truly gorgeous outlook over the fields opposite the bungalow. There is an external light and, extending along the side of this corner plot are lovely tiered garden beds, bursting with a lovely array of shrubs and flowering plants, as well as fruit trees.

Garage

18' 0" x 8' 0" (5.49m x 2.44m)

Located to the rear of the bungalow, along with other garages belonging to neighbouring bungalows, the garage has an up and over door and there is a tarmac covered area, directly in front of the garage, which provides an off road parking space.

Side/Rear

Without question, one of the most enticing of the many highlights of this beautiful bungalow, is the truly delightful enclosed garden at the side and rear, which is well screened for privacy by timber fencing, with tempered glass above, down the side and beech hedging at the rear. The sizeable space at the side is paved for easier maintenance, where there is also a concealed hose, a bin store, a cold water tap and a substantial shed 12' 0 x 10' 7 (3.66m x 3.23m), which is ideal as a workshop or hobby room and has electric power and light and windows, allowing natural light into it. The paving extends around to the rear, where there is a corner arbour, a paved patio, surrounded by borders, covered with forest bark, and raised garden beds. There is also a further area of garden, which consists of a cobbled pathway, bed/borders, a wood store and an Asgard steel bike store. The garden also benefits from external lighting and power points.

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 and the turning into Pen-Y-Ghent Way is on the left.

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

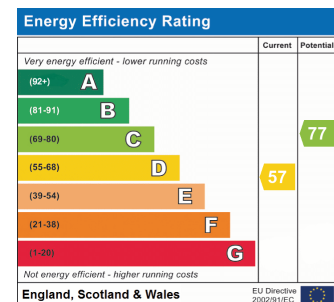
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

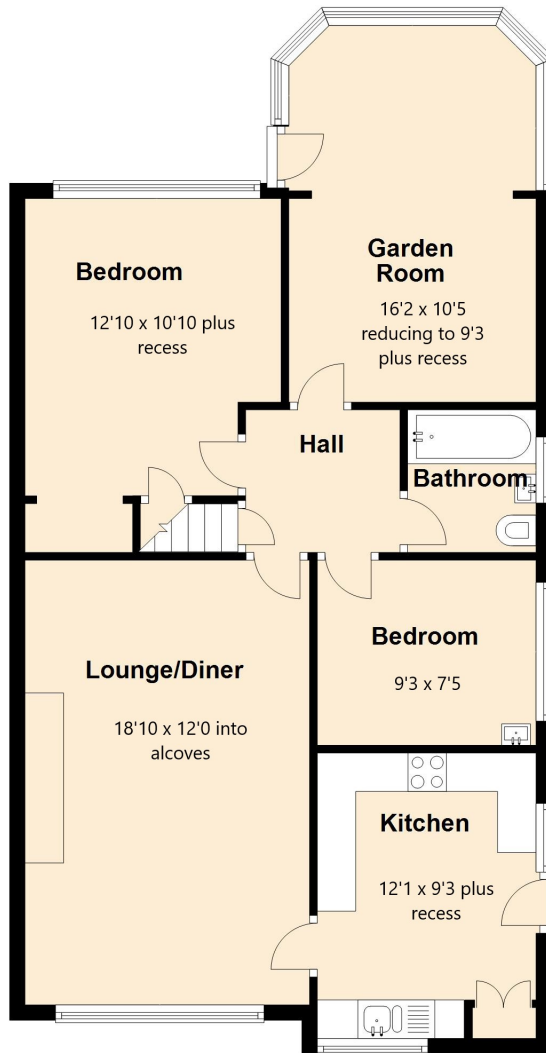
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FLOORPLAN

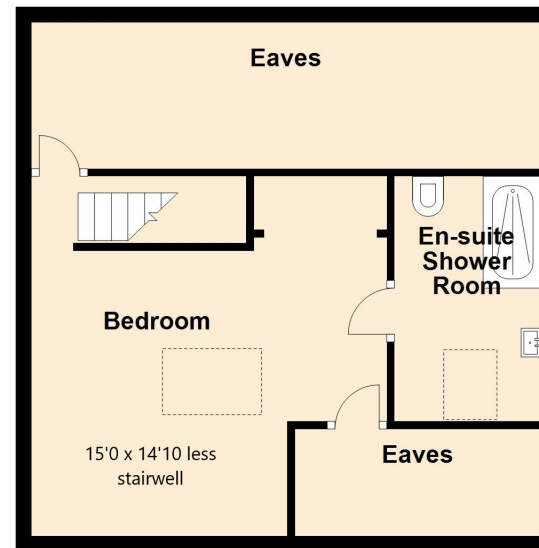
Ground Floor

Approx. 77.7 sq. metres (836.3 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



Total area: approx. 122.0 sq. metres (1312.9 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.

