



£239,950 Region



- Lovely two bedroomed bungalow
- Very well presented accommodation
- Delightful well tended gardens
- Off street parking and garage
- No chain, ideal for a range of buyers
- Convenient residential location



A VERY WELL PRESENTED TWO BEDROOMED BUNGALOW WITH LOVELY SUPERBLY MAINTAINED GARDENS, DRIVE AND GARAGE OFFERED WITH NO CHAIN, SITUATED IN THIS POPULAR AND CONVENIENT RESIDENTIAL LOCATION, WITHIN WALKING DISTANCE TO A TRAIN STATION AND EASY ACCESS INTO LEEDS CITY CENTRE AND ONTO THE MAJOR ROAD NETWORKS.

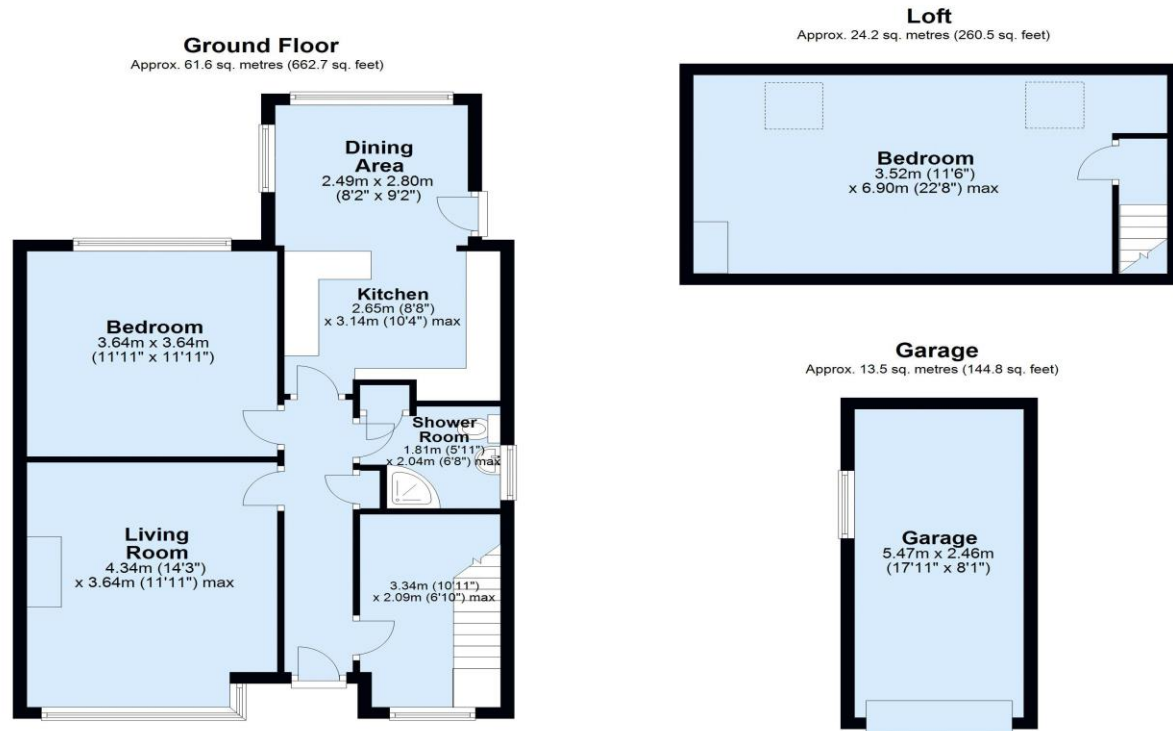
The gas centrally heated and UPVC double glazed property would suit a range of buyers, but is ideal for those looking for accommodation on one level whilst having the benefit of an additional bedroom upstairs. The layout comprises an entrance hall with a useful room off as a study/office area and the stairs to the loft bedroom, a lounge with a fireplace, a light and airy open plan kitchen and dining area with views over the rear garden, a good sized double bedroom with built-in cupboards and a dressing table and a modern shower room w/c. Upstairs there is a very generous second bedroom with two velux style windows to the rear elevation. Externally there are well maintained gardens to both the front and rear with an attractive resin drive and paths. The drive leads to a detached single garage with an up & over door and power.

Point to note: There is a gas certificate valid from 10th April 2024 and an electrical condition report dated 20th May 2023.

Internal viewing strongly recommended of this lovely well cared for home.







Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement. Plan produced using PlanUp.

Tenure
Freehold

Council Tax Band
C

Possession
Vacant possession on completion

Offer procedure
If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

Viewings
All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Appliances/Services
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.



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