



# Breakey & Co



**Malham Avenue, Hawkley Hall**

**Offers in Excess of £230,000**

- Two double bedrooms
- Spacious detached property
- True bungalow
- Sought after location
- Close to amenities
- Well-maintained throughout
- Four piece bathroom suite
- Viewings essential
- NO CHAIN



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## DESCRIPTION

Resting in the popular area of Hawkley Hall is this well-maintained two-bedroom detached true bungalow. Malham Avenue offers a generous amount of living space and would be perfect for a family or any clients seeking the convenience of one-storey living. Locally the accommodation rests with handy access to shops, bus routes and excellent schools. Internally the accommodation in brief comprises of; a welcoming entrance porch, spacious lounge, two double bedrooms, the tiled family bathroom and the open plan kitchen/ dining room. The bright sunroom overlooking the garden offering plenty of natural light completes the accommodation. Externally this lovely home occupies a good-sized plot with a well-established garden to the rear. To the front elevation is a driveway leading to the integral garage providing off-road parking. Early viewings are highly recommended to avoid disappointment. NO CHAIN. Freehold. Council tax band C.







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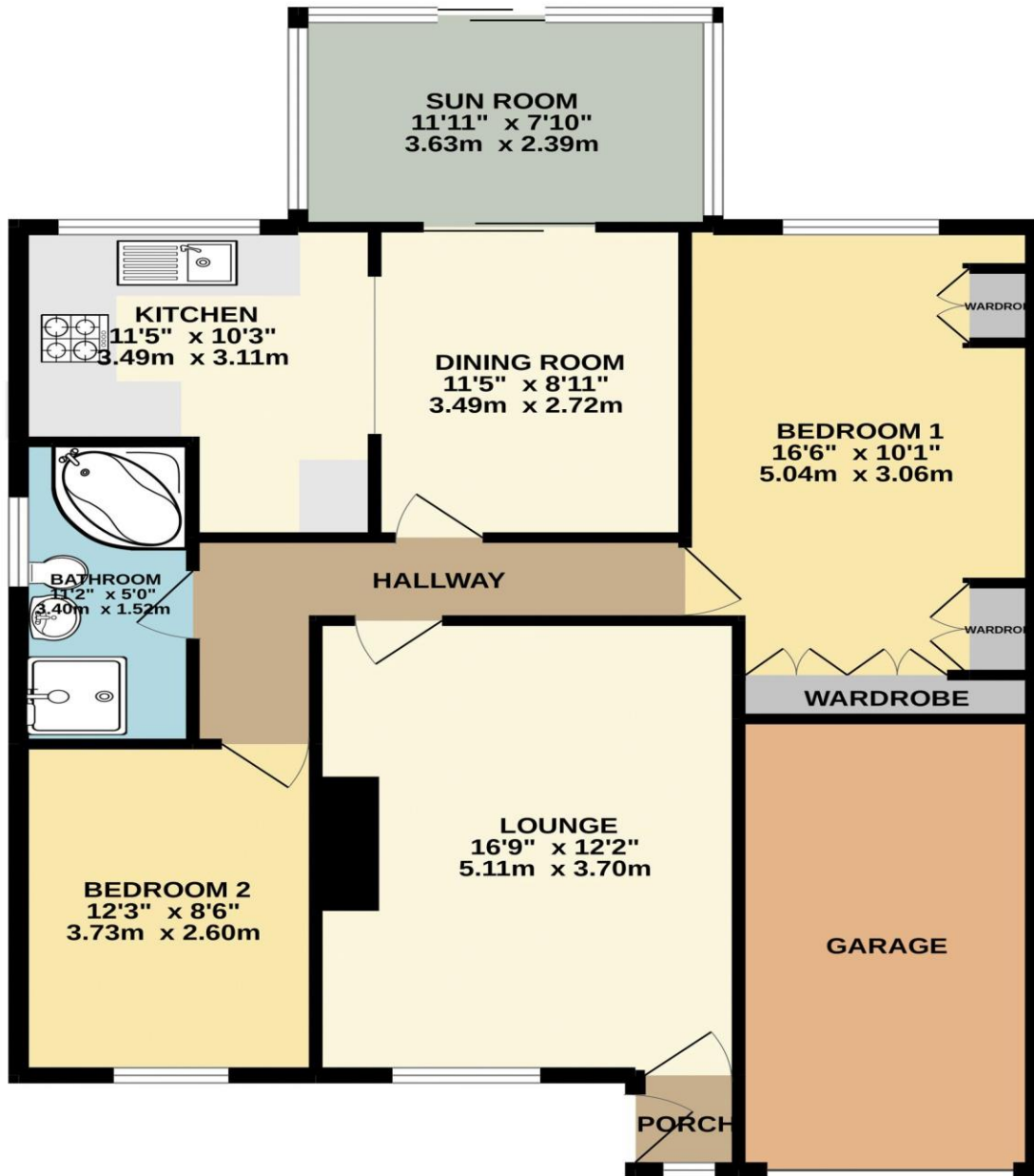


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GROUND FLOOR  
1037 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.

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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