



Crag Lane, Wheatley,

£209,950

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * TWO MODERN BATH/SHOWER ROOMS *
* CLOSE TO AMENITIES * MODERN KITCHEN * GARDEN * DRIVE * GARAGE *

This well presented two bedroom semi detached bungalow would make an ideal purchase for anybody downsizing. Benefits from a modern fitted kitchen, en suite shower room and house bathroom.

Offering spacious living and 'ready to move into' accommodation the property is within easy reach of amenities, shops and bus routes near by.

The accommodation briefly comprises of an entrance porch, hallway, breakfast kitchen, lounge, two bedrooms (master having en suite shower room). To the first floor there is a modern house bathroom and ample storage space.

To the outside there is a tiered garden to the rear with a driveway leading to an integral garage.



Entrance Hall

With access to garage.

Breakfast Kitchen

17' x 15'8" (5.18m x 4.78m)

Modern fitted breakfast kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, double oven, hob, extractor hood, integrated fridge/freezer, dishwasher, plumbing for auto washer, breakfast var, double glazed window, radiator and French doors.

Lounge

17'1" x 10'11" (5.21m x 3.33m)

With electric fire in fireplace surround, radiator and double glazed window.

Bedroom One

11'10" x 8'6" (3.61m x 2.59m)

Modern fitted wardrobes, radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, Saniflo wc.

Bedroom Two/Dining Room

13'5" x 8'10" (4.09m x 2.69m)

With radiator and double glazed window.

First Floor

Bathroom

Modern four piece suite comprising roll top bath, walk-in shower, low suite wc, pedestal wash basin, towel radiator and double glazed window.

Exterior

To the outside there is a tiered garden to the rear, together with garage and driveway.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647, turn right onto Windy Bank Ln, continue onto Brow Ln, turn right onto Holdsworth Rd, continue on Holdsworth Rd, turn right to stay on Holdsworth Rd, continue onto Moor Bottom Rd, merge onto Whitehill Rd, turn left onto Keighley Rd/A629, right onto Raw Ln, continue onto Straight Ln, continue onto Jumples Crag, continue onto Crag Ln and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-----------|--|---|-----------|--|
| Current | Potential | | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (13-38) F | | | (13-38) F | | |
| (1-12) G | | | (1-12) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

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