



Carr Lane | Carlton | WF3 3RT

£400,000

Two bedroom detached bungalow | Council Tax Band D | EPC Rating B

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*****TWO BEDROOM DETACHED BUNGALOW.***SECLUDED LOCATION*** NO CHAIN*****

Situated in a serene location, surrounded by open green space, this charming detached bungalow is now available for sale. The property is in good condition and offers spacious comfortable living space ideal for families and couples, with potential to extend further.

Outside the property offers a detached garage, parking space and a well-maintained large garden with picturesque view. There is the added bonus of solar panels paying a substantial quarterly amount transferable to new owners.

Upon entering, you are greeted by a good size entrance hallway, with doors leading off to further rooms. The open-plan kitchen comes with a convenient utility room and is flooded with natural light, making it a delightful space for cooking. The separate dining room is a really good size and leads through to the lounge and conservatory, with large windows allowing ample natural light to illuminate the space and a lovely view of the garden, creating a perfect setting for relaxation.

The property also benefits from two generously sized double bedrooms, both with plentiful natural light. The master bedroom includes a dressing area with French doors over looking the rear garden and an en-suite shower room for added convenience.

The main bathroom features a walk-in shower with fully tiled walls.

Don't miss this opportunity to own a peaceful retreat with all these desirable features.

Entrance Hall 4.88m x 1.88m (16'0" x 6'2")

Double-glazed entrance door leads into the entrance hallway, with solid wood flooring, central heating radiator and doors off to:

Bedroom 2 3.28m x 4.19m (10'9" x 13'9")

Double-glazed window to the front elevation, central heating radiator and fitted wardrobes.

Kitchen 3.04m x 4.19m (10'0" x 13'9")

Fitted with ample wall and base units with roll edge worktops, space for a cooker, plumbed for a washing machine, tiled splashbacks and a sink and drainer unit. Laminate floor, double-glazed window, breakfast bar area and open-plan to:

Utility 1.84m x 4.19m (6'0" x 13'9")

With ample built-in storage cupboards and space for a fridge/freezer, over counter worktops, tiled double-glazed window and a rear entry door.

Bathroom 1.44m x 1.88m (4'9" x 6'2")

Having a large walk-in shower with a glass screen, vanity wash hand basin, low flush W.C, tiled walls, central heating radiator and a double-glazed window.

Bedroom 1 3.04m x 3.59m (10'0" x 11'9")

The master bedroom is a good size and is open-plan to the dressing room.

Dressing Room 1.84m x 3.03m (6'0" x 9'11")

Having tiled flooring, overhead cupboards and double-glazed French doors over looking the rear garden.

En-suite Shower Room 1.84m x 2.44m (6'0" x 8'0")

A re-fitted walk-in shower and glass screen, vanity wash hand basin and low flush W.C., tiled floor and a double-glazed window,

Dining Room 3.28m x 3.59m (10'9" x 11'9")

A separate dining room with a double-glazed window, central heating radiator and a door to;

Lounge 6.42m x 2.68m (21'1" x 8'10")

Been dual aspect with double-glazed windows, central heating radiator, fire and surround, T.V point, wall light points and French doors leading into the conservatory.

Conservatory 3.67m x 2.86m (12'0" x 9'5")

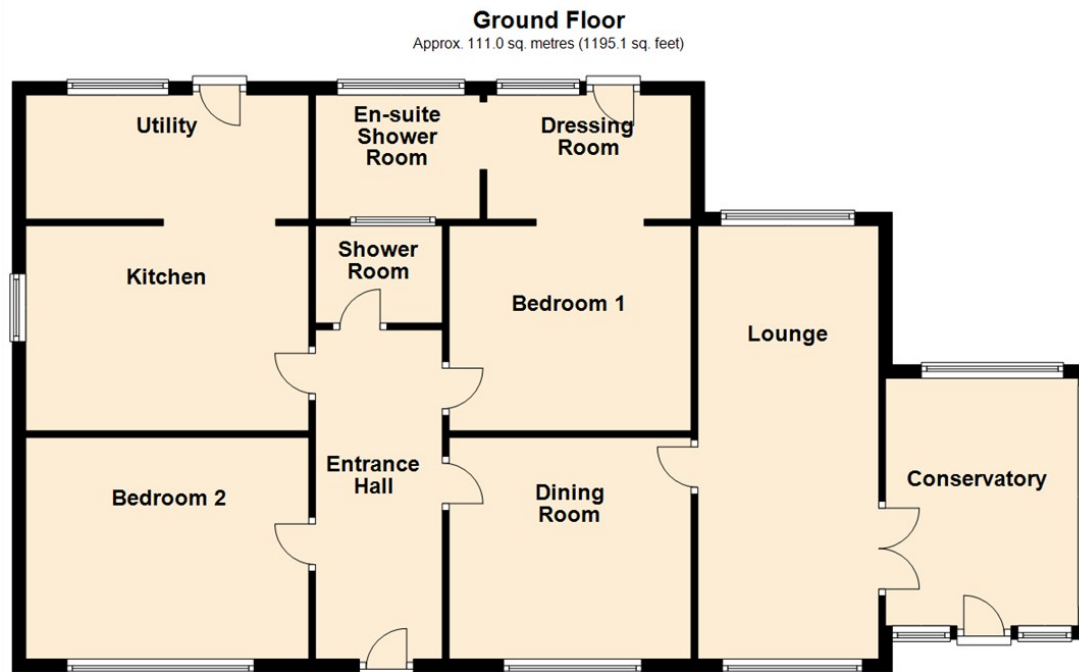
A light and airy conservatory with a tiled floor, double-glazed windows and door and patio doors over looking the side garden.

External

To the front is a good size block-paved driveway which in

turns give access to the detached garage which has an up-and-over door. There is a path which leads around the property and can be accessed from the timber side gate. The rear garden is a generous size and is well planted with established fruit trees and flower borders, there is the addition of a shed and green house. The side garden is well established with beautiful trees and planters with a paved private area behind the garage.





Total area: approx. 111.0 sq. metres (1195.1 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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