



Siskin Way, Allerton Bywater, WF10 2GJ

Three Good Sized Bedrooms | Popular Modern Development | Lovely Family Home | Stylishly Presented
Enclosed rear Garden | Conservatory | Allocated Parking | Excellent Access To Transport Links

Asking Price: £170,000

HUNTERS[®]
HERE TO GET *you* THERE

Siskin Way, Allerton Bywater, WF10 2GJ

Hunters are proud to present to the market this tastefully presented three bedroom semi detached home located on the popular Millennium village providing easy access to transport links, local schools and amenities. The property would make an ideal family home offering three good sized bedrooms, low maintenance enclosed rear garden, stylish presentation, ample storage space and allocated parking. Briefly comprising entrance, w.c, kitchen, lounge, conservatory, landing, three bedrooms, family bathroom, rear garden and parking to the front. A viewing is highly recommended.

DIRECTIONS

For Sat Nav enter WF10 2GJ

ENTRANCE HALL

Enter this immaculate property through the front composite door leading to the entrance hall. Having a grey framed double glazed window to the front aspect and an under stairs storage cupboard.



LIVING ROOM

4.7m (15' 5") x 3.46m (11' 4")

Into the Lounge there is a grey framed double glazed window to the front aspect and the side. This room has two central heating radiators and grey framed patio doors leading to the conservatory.



KITCHEN

3.02m (9' 11") x 2.42m (7' 11")

Base units to both high and low levels with one cupboard housing the central heating boiler. Included is an integrated oven and gas hob with extractor over, stainless steel sink with mixer tap. Grey framed window to the rear aspect.



W.C

1.83m (6' 0") x 1.45m (4' 9")

A useful space consisting of a w.c, wash basin and a central heating radiator.



CONSERVATORY

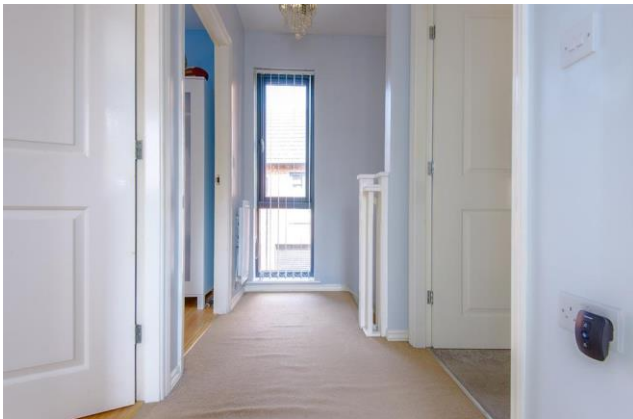
4.97m (16' 4") x 2.28m (7' 6")

Accessed through the lounge via patio doors which leads to a spacious reception room serving multiple uses such as an office, playroom, gym and many more. There is also a central heating radiator, plumbing for washing machine, central heating radiator, blinds included and door to each side leading to the rear garden.



LANDING

Providing loft access with a central heating radiator and grey solid wood framed double glazed window to the front aspect.



BEDROOM 1

4.7m (15' 5") x 3.58m (11' 9")

A double bedroom benefiting from two storage cupboards, grey framed solid wood double glazed window to the rear aspect and a central heating radiator.



BEDROOM 2

3.12m (10' 3") x 3.06m (10' 0")

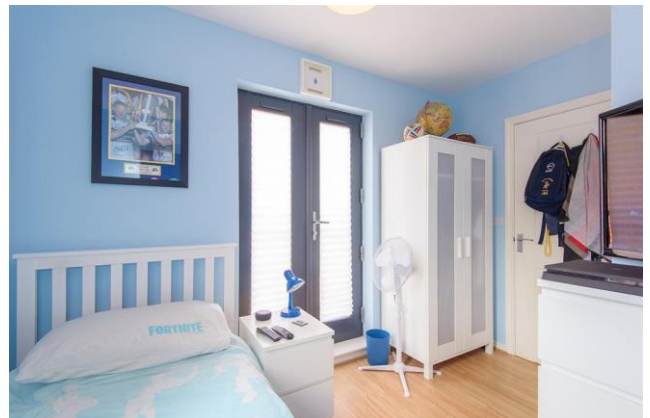
A double bedroom including grey solid wood framed double glazed window to the rear and central heating radiator.



BEDROOM 3

3.2m (10' 6") x 2.37m (7' 9")

A good sized third bedroom offering grey framed solid wood double glazed window to the side and Juliet balcony to the front with a central heating radiator.



FAMILY BATHROOM

2.13m (7' 0") x 1.68m (5' 6")

Incorporating bath with mains shower over, low level flush w.c, basin, central heating radiator and grey framed solid wood double glazed window to the rear.



OUTSIDE

The front has an allocated parking space with visitor parking available at the bottom of the street. The rear is a pet and child friendly space having decking, a patio area, pebbles, laid to lawn garden, outside tap and side gate.



AGENT NOTES

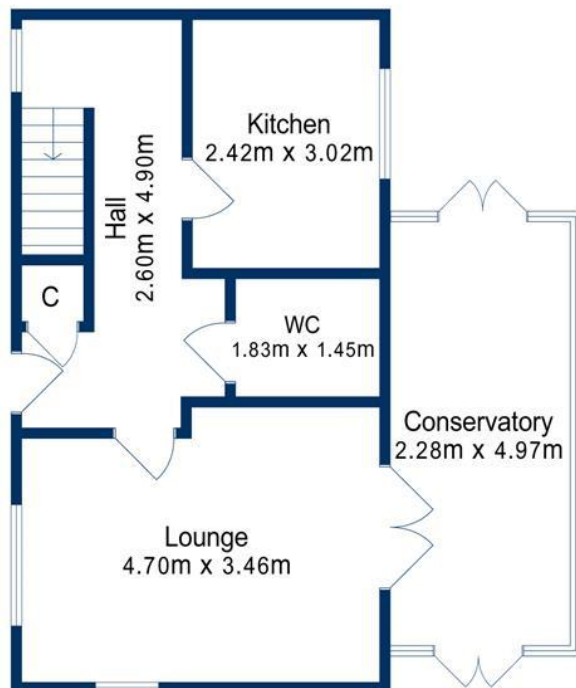
Hunters endeavour to ensure sales particulars are fair and accurate however they are only an approximate guide and accordingly if there is any point which is of specific importance, please contact our office and we will check the specific arrangements for you, this is important especially if you are travelling some distance to view the property. Measurements: All measurements are approximate and room sizes are to be considered a general guide and not relied upon. Please always verify the dimensions with accuracy before ordering curtains, carpets or any built-in furniture. Layout Plans: These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of floor plans. **ADDITIONAL SERVICES** If you are thinking of selling or letting your home, please contact our office for more information.

OPENING HOURS

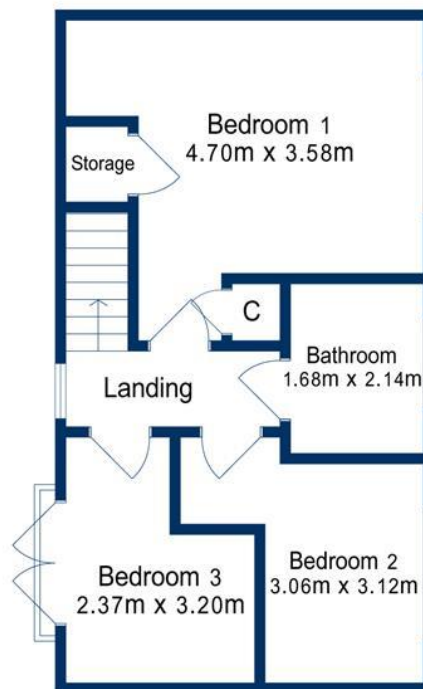
Monday 9am - 5.30pm
Tuesday 9am - 5.30pm
Wednesday 9am - 5.30pm
Thursday 9am - 5.30pm
Friday 9am - 5.30pm
Saturday 9am - 12:00pm
Sunday Closed

THINKING OF SELLING?

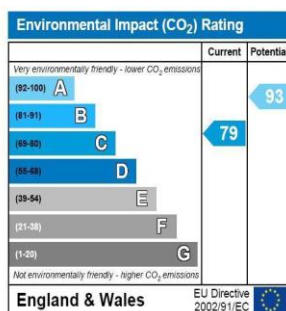
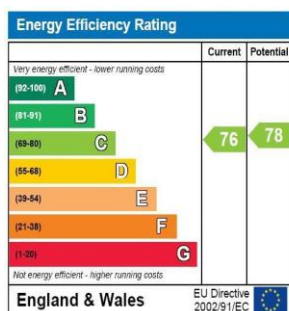
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor



First Floor



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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