



www.whitneys.co.uk

17 Egerton Grove

- EXCEPTIONAL BUNGALOW
- PRIVATE DRIVEWAY
- BREATHTAKING VIEWS
- TWO BEDROOMS

Offers In Region Of £284,950
EPC Rating 'TBC'





Property Description

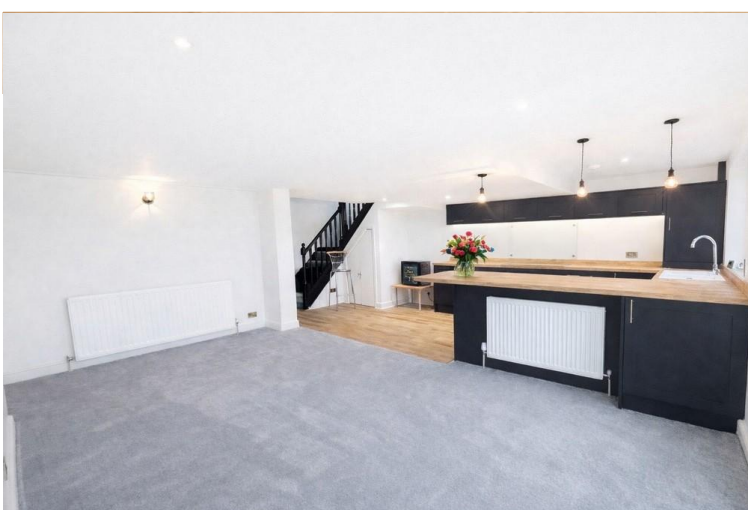
DESCRIPTION

This exquisite bungalow offers refined contemporary living in a truly breathtaking setting, boasting stunning views that enhance the home's sense of space and tranquillity.

Finished to an exceptional standard throughout, the property comprises two beautifully appointed bedrooms, including an elegant en-suite dormer room, alongside a second luxurious bathroom. Every element has been thoughtfully designed to combine comfort, style, and quality.

The heart of the home is the impressive open-plan kitchen and living area, a light-filled space ideal for both everyday living and entertaining. Patio doors open seamlessly onto the rear garden, creating a fluid connection between indoor and outdoor living while perfectly framing the surrounding scenery.

With beautiful finishes throughout, an abundance of natural light, and a truly enviable outlook, this outstanding bungalow represents a rare opportunity to enjoy luxury living in a serene and scenic setting.





BEDROOM 1

10' 8" x 12' 1" (3.25m x 3.68m) This beautifully appointed ground-floor bedroom is finished to a high standard and designed with both comfort and style in mind. A large front-facing window floods the room with natural light, creating a bright and welcoming atmosphere. Subtle lighting positioned on the side walls adds a warm, contemporary feel, while brushed metal light switches and plug sockets provide a sleek, modern finish that enhances the room's refined aesthetic.

KITCHEN/LIVING SPACE

19' 6" x 17' 1" (5.94m x 5.21m) This stunning open-plan kitchen and living space forms the heart of the home, offering a perfect blend of style, functionality, and comfort. The beautifully finished black kitchen is complemented by warm wooden worktops and features a range of integrated appliances, including a dishwasher, washing machine, and dryer, along with a new oven and electric hob.

Designed to maximise both light and space, the living area enjoys breathtaking views and is flooded with natural light. Patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living-ideal for entertaining or simply relaxing while taking in the surrounding scenery.



BATHROOM

7' 7" x 5' 3" (2.31m x 1.6m) This stylish bathroom is finished to a high standard and designed with modern living in mind. It features a spacious walk-in shower, a contemporary hand wash basin with integrated storage, and a sleek illuminated mirror. Fully tiled throughout, the space also benefits from a heated towel rail, WC, and a front-facing window that provides natural light and ventilation, creating a bright and inviting atmosphere.

STAIRWAY

The stairway is finished in a sleek, contemporary style, featuring a striking black banister that adds a modern design statement. Soft grey carpeting provides comfort underfoot, while a rooflight above allows natural light to flood the space. The staircase leads seamlessly to the upstairs bedroom, creating a bright and welcoming transition between floors.





BEDROOM 2

12' 2" x 10' 5" (3.71m x 3.18m) This beautifully designed dormer bedroom offers a luxurious and private retreat, finished to an exceptional standard throughout. The room is enhanced by spotlight lighting and brushed metal plug sockets and light switches, adding a sleek, contemporary touch.

A large rear-facing window frames stunning views, flooding the space with natural light, while bespoke in-wall shelving with integrated spotlights provides both practical storage and an elegant design feature.

The en-suite shower room is equally well appointed, comprising a modern shower, WC, and hand wash basin, complemented by a stylish illuminated mirror to create a refined and relaxing space.

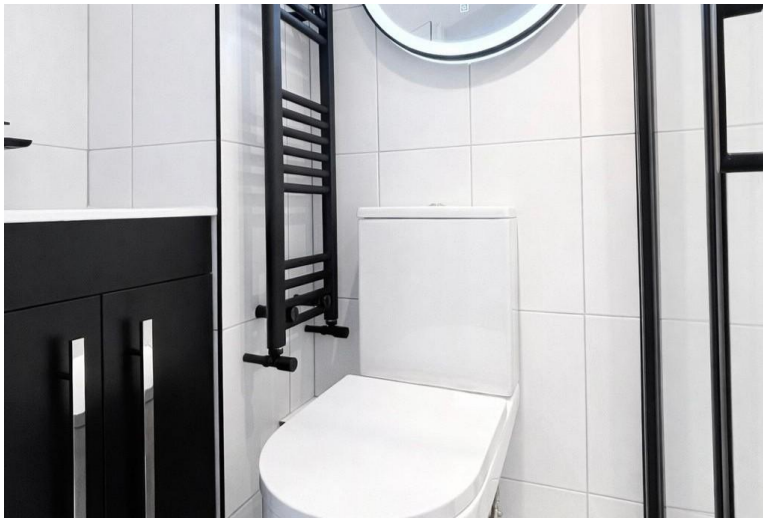


EXTERIOR

The exterior of the property is both attractive and well maintained, offering excellent kerb appeal to the front and impressive outdoor space to the rear.

To the front, the bungalow features a smart stone and rendered façade with a recently laid tarmac driveway providing ample off-road parking. Low-level boundary walls with metal railings frame the approach neatly, creating a clean and welcoming first impression.

To the rear, the property enjoys a private and well-proportioned outdoor space designed to make the most of its elevated position and stunning open views. A raised patio area provides an ideal spot for outdoor seating and entertaining, while steps lead down to a low-maintenance gravelled garden. Fencing to the boundaries offers privacy, and the outlook beyond adds a real sense of space and tranquillity-perfect for relaxing and enjoying the surrounding scenery.





%epcGraph_c_1_200%

PURCHASE DETAILS: *Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

CALLANDER MORTGAGE SOLUTIONS: *Need mortgage advice?* Why not let our specialist, in-house mortgage team look after you and do the hard work for you...

Navigating the world of mortgages can be a daunting prospect. Callander Mortgage Solutions Ltd have access to a huge panel of lenders and are here to help and guide you every step of the way.

Have you seen the perfect property? Is time of the essence? Or have you had bad credit? Give the independent experts a call, today and ask about the limited offer **"Fee Free Whitney's"** packages!

CONVEYANCING: *Buying or selling a property? Need a fast, professional property lawyer to help you with your sale or purchase? Or both?*

Elliott James Legal Ltd are a trusted and respected law firm, specialising in all aspects of residential conveyancing and property matters. With local offices and more, why not benefit from our in-house relationship and ask us to introduce you to their friendly and supportive team of legal experts. **Get your no-obligation quote today!**

BUYERS CLUB: The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties.

Members of the Buyers Club stay ahead of the competitive market by viewing homes before they reach the open market.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.