



01947 601301



16 BROOK PARK,  
BRIGGSWATH

2 BED DETACHED BUNGALOW



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## PROPERTY FEATURES

- Detached Bungalow with Character & Views
- Light-Filled Living Accommodation with Corner Windows
- Country-Style Kitchen with Oak Worktops & Ceramic Sink
- 2 Double Bedrooms & Bathroom Suite
- Terraced Garden with Off-Street Parking
- Quiet Village Location close to the Coast
- Architectural Plans for a Loft Conversion with Planning Permission

Type: **DETACHED BUNGALOW**  
Availability: **FOR SALE**  
Bedrooms: **2**  
Bathrooms: **1**  
Reception Rooms: **1**  
Parking: **OFF ROAD PARKING**  
Outside Space: **GARDEN**  
Tenure: **FREEHOLD**

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16 BROOK PARK, BRIGGSWATH - 2 bed Detached Bungalow - £325,000



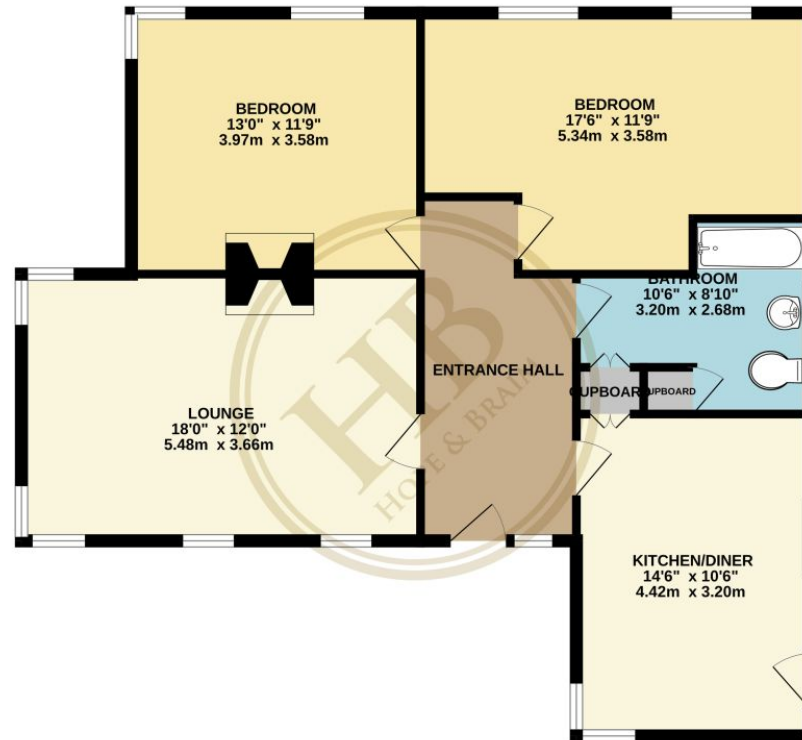


Hope & Braim are delighted to present 16 Brook Park in Briggswath to the market. This stone bungalow with its leaded windows and pan-tiled roof is a period home full of light and it enjoys an elevated plot with views over the surrounding countryside. Brook Park is a looped street off Carr Hill Lane and consists of mainly detached stone residences with private gardens and is a quiet enclave close to the villages of Sleights and Ruswarp. The property has been refurbished by the current owners with the addition of a country style kitchen, is in excellent decorative order and benefits from having gas central heating throughout. There is off-street parking for two vehicles with a stepped path through the terraced garden up to the bungalow's front door. There is a spacious entrance hall and a well-proportioned lounge with a fireplace and two corner windows that flood this charming room with plenty of natural light. Across the hall is the kitchen/diner that has a range of country-style cabinets with Oak worktops and a Belfast Sink, plus ample space for a dining table that is set close to another corner window. At the back of the bungalow there are two double bedrooms and a bathroom that has a primrose-coloured suite with a shower over the bath. If more internal space is desired there are architectural plans for a loft conversion that has planning permission. Outside there is a gravelled garden that has a sun terrace to the front and a useful outbuilding tucked behind the bungalow.



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GROUND FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            | 36                      |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |



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