

R&B Estate Agents

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Ryebank, The Rise, Haverbreaks, Lancaster, LA1 5XD

£1,750 PCM

- Truly Stunning, Detached Bungalow
- Generous Lounge, Dining Room & Office/Study
- Contemporary Three Piece Shower Room
- Double Glazing & Gas Central Heating
- Large Driveway & Double Garage
- Four Bedrooms; En Suite to Master
- Stylish Modern Fitted Kitchen & Utility
- Ground Floor WC/Cloak Room
- Delightful Wrap Around Gardens
- Highly Desirable Location on Haverbreaks



Ryebank, The Rise, Haverbreaks, Lancaster, LA1 5XD

Stunning four bedroom detached bungalow located on the prestigious private estate known as Haverbreaks. Set on a generous plot with delightful gardens, large driveway and double garage!

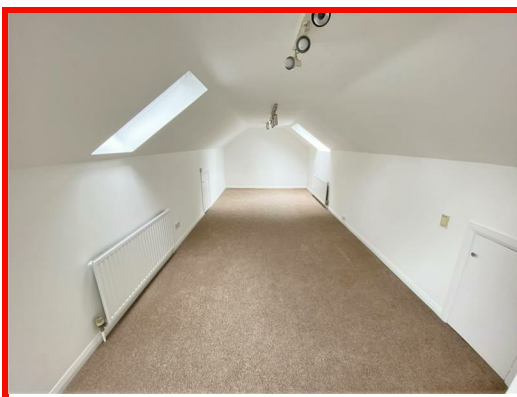
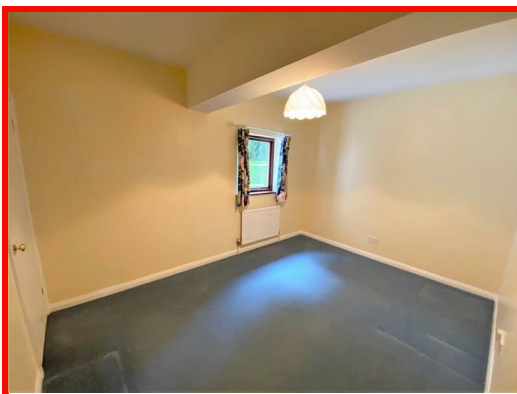
This fantastic family home offers deceptively spacious accommodation set over two floors. Upon entrance to the property you step into the welcoming hallway which benefits from internal access to the garage and a ground floor WC/cloak room. The well presented living accommodation offers a generous lounge with feature gas fire and three sets of patio doors filling the room with natural light and opening to the rear garden. Double doors from the lounge open to a good size dining room. The sleek modern fitted kitchen incorporates a range of wall and base units in cream with complementary granite worktop and integrated appliances. From the kitchen there is access to a utility room and an office/study.

The ground floor offers a generous double bedroom with fitted wardrobes and a contemporary en suite shower room with walk in double shower enclosure, a second double bedroom with built in cupboard and a good size single bedroom with fitted wardrobes. The fourth bedroom, a large double, is to the first floor and benefits from under eaves storage space. Further benefits to the property include double glazing and gas central heating throughout and externally accessed, undercroft storage.

Externally, to the front elevation there is a large block paved driveway leading to a double garage, providing ample space for off road parking. The delightful gardens wrap around the property, offering paved patio areas, garden pond and a large lawned area with mature trees, bushes and shrubs, privately enclosed by stone wall and mature hedging.

Situated on the highly desirable, prestigious estate known as Haverbreaks, this property is in a superb location close to Lancaster Canal and the historic City Centre, with its wide range of amenities including shops, restaurants, Post Office, library, doctors surgeries and both primary and secondary schools. Lancaster Royal Infirmary and both Lancaster University and University of Cumbria are all within easy reach.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (91-100)		Very environmentally friendly - lower CO ₂ emissions A (91-100)	
B (81-90)		B (81-90)	
C (71-80)		C (71-80)	
D (61-70)		D (61-70)	
E (51-60)		E (51-60)	
F (41-50)		F (41-50)	
G (31-40)		G (31-40)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
69	77	65	73
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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