



The Bungalow

Craigmore Drive | Ilkley | LS29 8PG

£585,000

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'The Bungalow' is a very attractive and fully renovated 1930s detached bungalow. A true bungalow in the sense that it provides ground floor living on one level without steps between the principle accommodation.

The layout in brief provides; Entrance hall, sitting room, dining kitchen, bathroom, two bedrooms, study, conservatory and two fully boarded loft rooms accessed via a pull down ladder. Outside there are landscaped gardens, driveway, garden store and a detached garage.

- Detached bungalow
- Two bedrooms plus study
- Conservatory
- Detached garage.
- Ample Parking
- Recently upgraded through out

Covered Entrance Porch

Entrance Hall

A composite and glazed entrance door, leading to a welcoming hallway with a wood effect flooring and coving to the ceiling. Loft access hatch with a pull down ladder.

Sitting Room

15'1" x 10'9" plus bay window (4.62m x 3.28m plus bay window)

With a Bay window to the front elevation, wood effect flooring and coving to the ceiling.



Our clients have completely overhauled the accommodation during their ownership a summary of the works includes New Boiler, full rewire, new double glazing, new conservatory, new kitchen and a new bathroom suite.



Dining Kitchen

20'05 x 9'09 (6.22m x 2.97m)

A bright kitchen with windows to two sides. Comprising a range of grey shaker style wall and base units with coordinating work tops and tiling to the splash areas. Sink and drainer, cupboard housing the boiler, dishwasher, plumbing for a washing machine, space for an American style fridge/ freezer and provision for a range cooker. Under unit lighting and coving to the ceiling.

Conservatory

12'08 x 12'01 (3.86m x 3.68m)

A recently fitted conservatory with parquet effect flooring and French doors leading directly onto the rear patio.

Study

8'04 x 9'01 (2.54m x 2.77m)

With coving to the ceiling, a built in cupboard housing the underfloor heating mechanisms and wood effect flooring.

Family Bathroom

7'11 x 5'08 (2.41m x 1.73m)

Comprising a vanity sink unit, WC, bath with shower over, tiling to the walls and floor area. Extractor fan.

Bedroom One

14'01 x 10'03 (4.29m x 3.12m)

Having a window to the front elevation, two sets of built in double wardrobes, built in drawers, wood effect flooring and coving to the ceiling.

Bedroom Two

11'09 x 9'07 (3.58m x 2.92m)

With coving to the ceiling, a window to the rear elevation, wood effect flooring, fitted wardrobes and a further access to the underfloor area.



Attic Room One

23'04 x 10'10 (7.11m x 3.30m)

Useful space with two velux windows and further storage under the eaves.

Attic Room Two

11'01 x 11'0 (3.38m x 3.35m)

With a Velux window.

Outside

Gardens

Recently landscaped grounds providing wrap around gardens to four sides. Level lawned area with established hedges, Indian stone flagged patio. external garden store and outside tap.

Garage and Parking

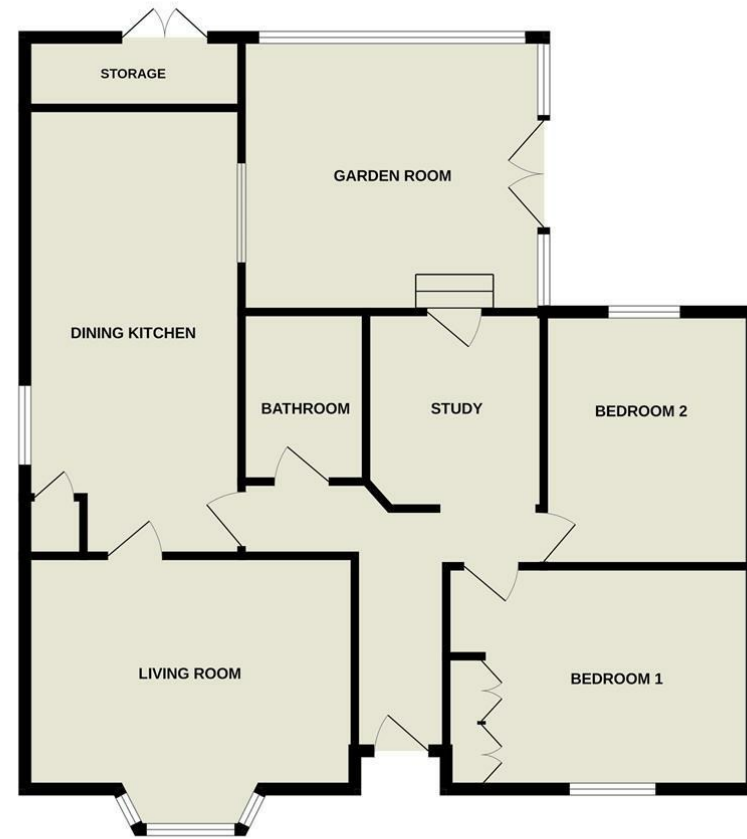
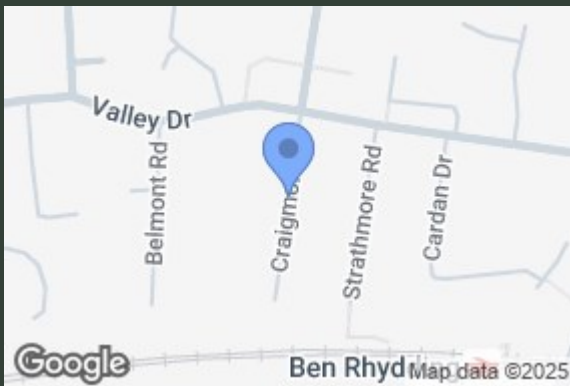
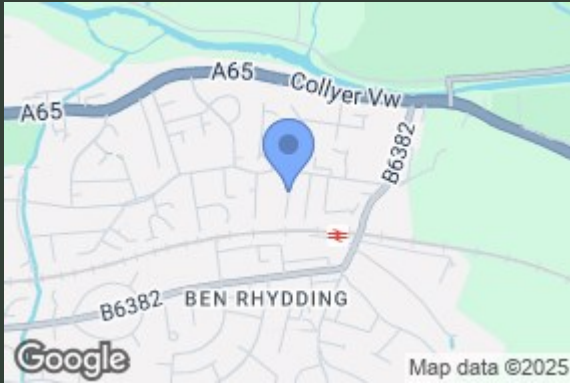
23'09 x 10'10 (7.24m x 3.30m)

A Tarmacadam drive provided ample parking for three cars. Detached garage with an up and over door.



Outside there are wrap around level lawned gardens with an Indian stone patio. Tarmacadam drive and recently constructed detached garage.





TOTAL FLOOR AREA: 1045 sq ft (97.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	93
(81-91) B	82
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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