



**Old Forge Way**  
Skirlaugh

Offers in Region of £240,000

**WIGWAM**

- Off street parking and single garage
- Large kitchen/diner
- Conservatory
- Stunning private garden
- Popular village location
- Available with no chain

Tucked away in a sought-after residential area, this beautifully presented three-bedroom detached bungalow offers a rare opportunity to acquire a spacious and inviting home with the added benefit of no onward chain, making for a smooth and hassle-free move.

Upon entering, you are greeted by a welcoming hallway that leads into a generously proportioned living room, perfect for relaxing or entertaining family and friends. The property boasts a large, well-equipped kitchen with plenty of space for a dining table.

Each of the three bedrooms is a generous size, providing comfortable accommodation for families or those seeking extra space for guests or a home office. The master bedroom is particularly impressive, situated at the rear of the property and offering a peaceful retreat with plenty of natural light. There is also a handy en-suite.

A standout feature of this delightful home is the bright and airy conservatory, which serves as an ideal space for dining, reading, or simply enjoying views of the outdoors.



The family bathroom is finished to a high standard, featuring contemporary fittings and a calming ambience.

Additional highlights include off-street parking on a private driveway and a single detached garage, gas central heating, double glazing throughout, and ample storage solutions, all contributing to the property's exceptional comfort and convenience.

The bungalow's layout has been designed with ease of living in mind, offering a seamless flow between rooms and a sense of peace and privacy throughout. Located within easy reach of local amenities (such as the Duke of York Pub and Lazy Bean cafe), a reputable school (Skirlaugh C Of E Primary School) and excellent transport links, this property combines practicality with a truly homely feel.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**Living room**

16' 4" x 13' 1" (4.97m x 3.99m)

With carpet, feature fireplace, radiator, and bay window.

**Kitchen**

11' 1" x 17' 8" (3.39m x 5.39m)

With laminate flooring, shaker style kitchen units, laminate worktops, integrated gas hob, and oven, extractor, plumbing for washing machine sink and tap, sky light, radiator, and door way into conservatory.

**Bedroom 1**

13' 10" x 11' 5" (4.22m x 3.49m)

With carpet, radiator, and window.

**En-suite**

With laminate flooring, shower cubicle, wash basin on pedestal, toilet, partly tiled wall, storage cupboard, radiator, and window.

**Bedroom 2**

9' 5" x 12' 9" (2.88m x 3.88m)

With carpet, radiator, and window.

**Bathroom**

With laminate floor, bath with shower attachment, wash basin on vanity unit, toilet, partly tiled wall surround, towel radiator, and window.

**Bedroom 3**

7' 7" x 9' 5" (2.30m x 2.87m)

With laminate flooring, radiator, and window.

**Conservatory**

13' 7" x 10' 0" (4.14m x 3.06m)

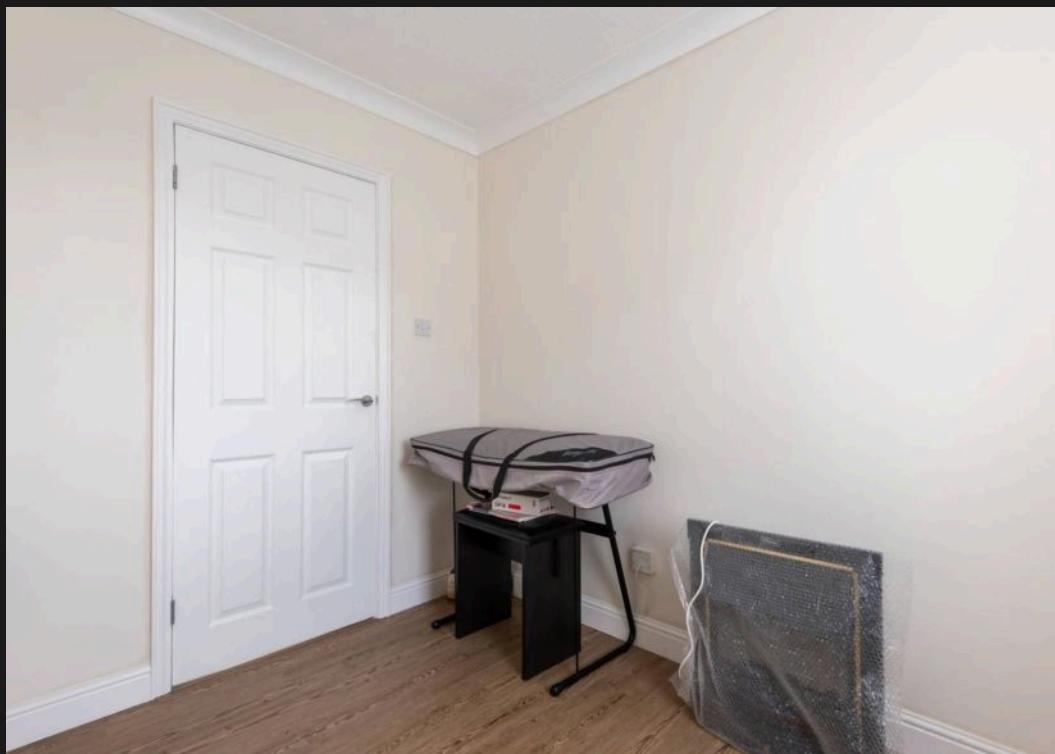
With carpet, dwarf wall, radiator, and french doors into the garden.

**Driveway**

2 Parking Spaces with private driveway with single garage

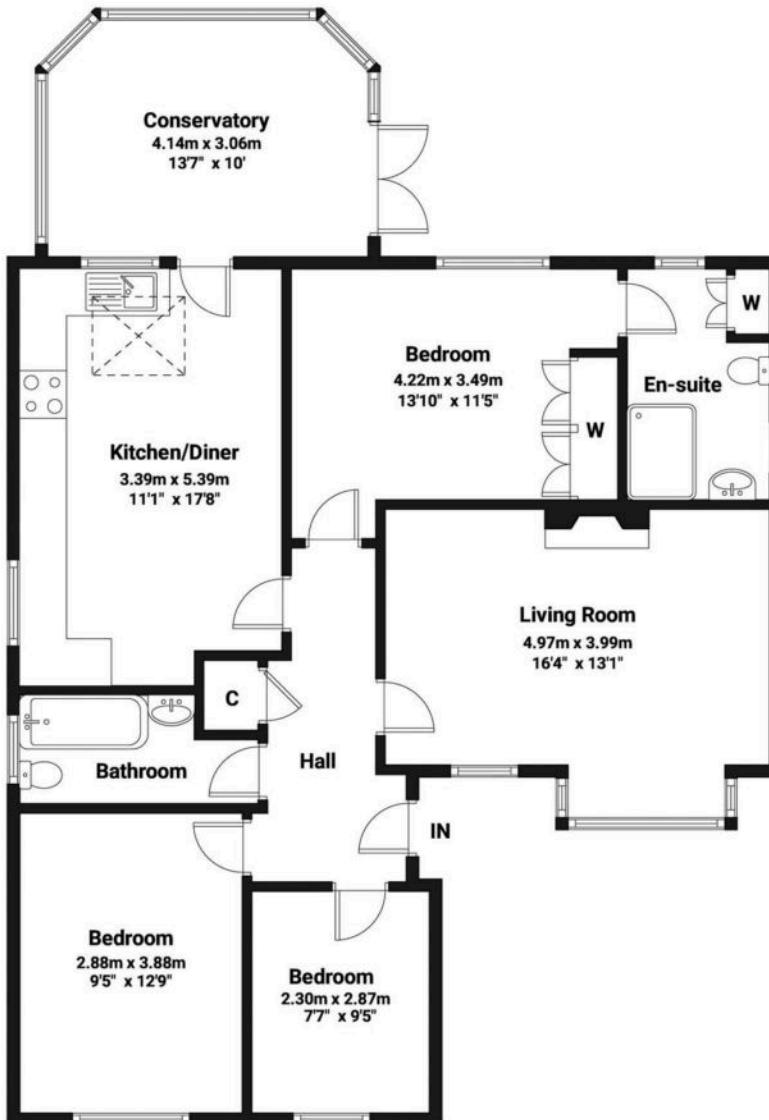












### 16 Old Forge Way

Ground Floor Approximate Area:  
1024.1 sq ft (95.15 sq mt)

FOR ILLUSTRATION PURPOSES ONLY  
DIMENSIONS ARE APPROXIMATE



## Wigwam

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