



Sutton Lane | Sutton | WF11 9NB

Guide Price £250,000

Three bedroom detached bungalow | Council Tax Band E | EPC Rating E

Emsleys | estate agents

RARE OPPORTUNITY. SOUGHT AFTER LOCATION. REFURBISHMENT PROJECT. VACANT POSSESSION.

Presenting a unique opportunity to acquire a large detached bungalow, nestled amidst the tranquillity of green spaces and walking routes. A renovation project, offering an exciting prospect for potential buyers looking to personalise their space.

The property boasts a generous layout with three bedrooms, providing ample room for those who may require additional space for personal interests. The bungalow further encompasses a singular, yet sizeable reception room, making it an ideal setting for entertaining or relaxing after a long day.

In addition to this, the property comes with a sizable kitchen/diner that awaits your unique touch. The kitchen area, combined with a solitary shower room with separate WC, contributes to the practicality and functionality of the home. Having oil central heating with part double glazing. One of the standout features of this property is the inclusion of a single garage, providing a secure and dedicated space for parking as well as a decent size drive with ample parking space. Outdoor lovers will appreciate the large garden space that comes with the property. This outdoor area presents the perfect canvas for those with a green thumb to create their own oasis, or simply to enjoy the outdoors.

In summary, this detached bungalow for sale, requiring renovation, offers a unique opportunity for potential homeowners to create their perfect home. With three bedrooms, a reception room, a large kitchen/diner, convenient parking and garden space, this property provides the fundamentals of a comfortable and personalised home. Its location, situated near green spaces and walking routes, offers a serene and leisurely lifestyle. Call now to arrange your viewing.

Hall

Entrance door with radiator and doors to all rooms.

Kitchen/Diner 4.90m x 5.13m (16'1" x 16'10")

Having a range of units with worksurfaces, Window to side and to rear, side access door and floor standing boiler.

Lounge 2.00m x 5.99m (6'7" x 19'8")

Patio doors to side with window to front, radiator and fireplace.

Bedroom 3.51m x 3.33m (11'6" x 10'11")

Window to front and radiator.

Bedroom 2.87m x 3.35m (9'5" x 11'0")

Window to side, radiator and store cupboard.

Bedroom 2.29m x 3.33m (7'6" x 10'11")

Window to rear, radiator and shower enclosure.

Shower Room 2.51m x 1.68m (8'3" x 5'6")

Shower enclosure, two wash hand basins and frosted window.

WC

Frosted window to rear and WC.

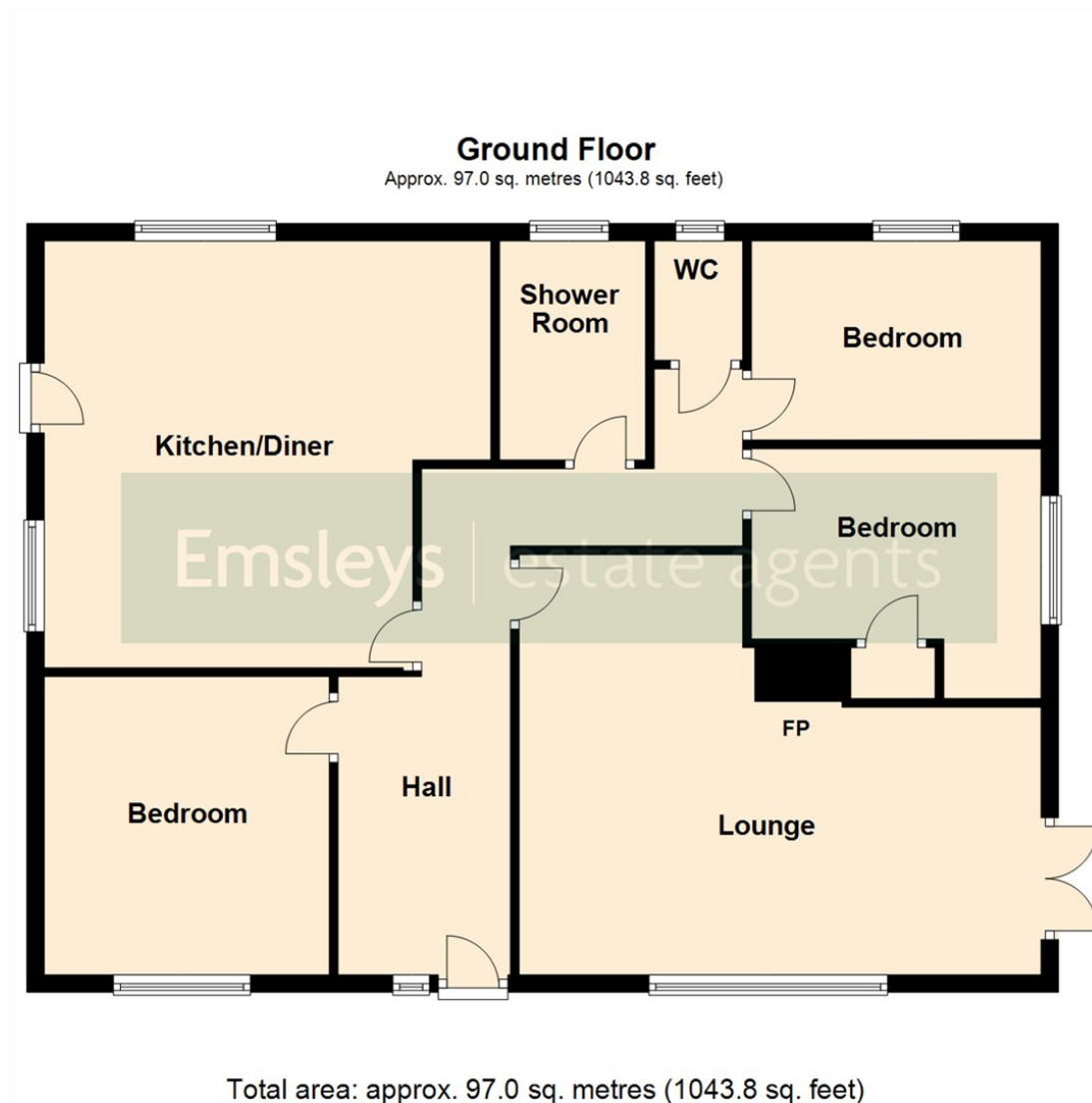
Exterior

Set on an incredible plot with lawned front, side and rear. The rear garage and parking is accessed via a shared private road between the few properties nearby.

Agents notes

There is evidence of cracking on an internal wall which hasn't been investigated. This would be something we would recommend before purchasing and could impact mortgage lenders decision to lend.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ
t: 01977 680088 www.emsleysestateagents.co.uk

Emsleys | estate agents