



# Inglebys

Estate Agents



## 33 Sandringham Road

Lingdale, TS12 3HS

**Offers Around £120,000**



Welcome to this charming semi-detached bungalow located on Sandringham Road in the sought-after area of Lingdale, North Yorkshire, only a short drive to the North York Moors National Park. This delightful property boasts a cosy reception room, two comfortable bedrooms, and a well-appointed shower room, making it the perfect home for a small family or those looking to downsize.

Situated in a semi-rural location, this bungalow offers the best of both worlds - a peaceful setting while still being close to local amenities. The property features front and rear gardens.

Parking available for up to four vehicles, including a garage with off-street parking, you'll never have to worry about finding a spot for your car.





Positioned in the sought after and peaceful setting of Sandringham Road, locally known as Little Moorsholm this two bedroom semi-detached bungalow very seldom become available for sale. In need of some decorative improvement throughout, but benefiting from gas central heating via the combi boiler and double glazed units throughout this would make someone their ideal forever home!

Tenure: Freehold.

Council Tax Band: Band-B.

EPC Rating: To Follow

**Hallway**

Access the property from the side aspect off the driveway, step into the hallway which is carpeted, benefits from a single radiator, loft hatch where the combi boiler is located and accessed from a pull down ladder.

**Lounge 16'11" x 9'9" (5.17m x 2.98m)**

A spacious front living room with uPVC window to the front aspect, wooden fire surround with electric fire, carpet to the floor and coving to the ceiling, double radiator.

**Kitchen 8'9" x 7'10" (2.69m x 2.41m)**

Tiling to the floor with a range of wall and base units, laminated worktops, tiled splashbacks, space for a slot in electric/gas oven/hob, stainless steel hood, stainless steel sink/drain, plumbing for washing machine, double radiator and uPVC window to the rear aspect as well as a uPVC double glazed door providing access to the rear conservatory.

**Conservatory 11'9" x 7'1" (3.60m x 2.18m)**

A spacious feeling to the rear lean too styled conservatory finished in white uPVC overlooking the rear garden, wood effect laminated flooring, single radiator.

**Bathroom 7'6" x 4'7" (2.30m x 1.42m)**

A shower room with quadrant enclosure and mixer shower, white toilet and basin set in a vanity unit with white gloss doors, cladding to the walls and ceilings, uPVC window to the side aspect and white heated towel rail.

**Bedroom One 11'11" x 9'9" (3.65m x 2.98m)**

A double bedroom with carpet to the floor and coving to the ceiling, patio doors to the rear aspect onto the conservatory, single radiator.

**Bedroom Two 8'7" x 7'11" (2.62m x 2.43m)**

uPVC window to the front aspect, built in storage cupboard and single radiator.

**Externally**

Front.

A spacious driveway with room for at least three cars, leads directly to the detached single garage with an 'up n over' door, lighting and electricity with side access to the rear garden, the front garden is part lawned with established shrubs and trees.

Rear.

A low maintenance gravelled rear garden with mature borders and privacy hedging, access to the garage.

**Disclaimer**

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

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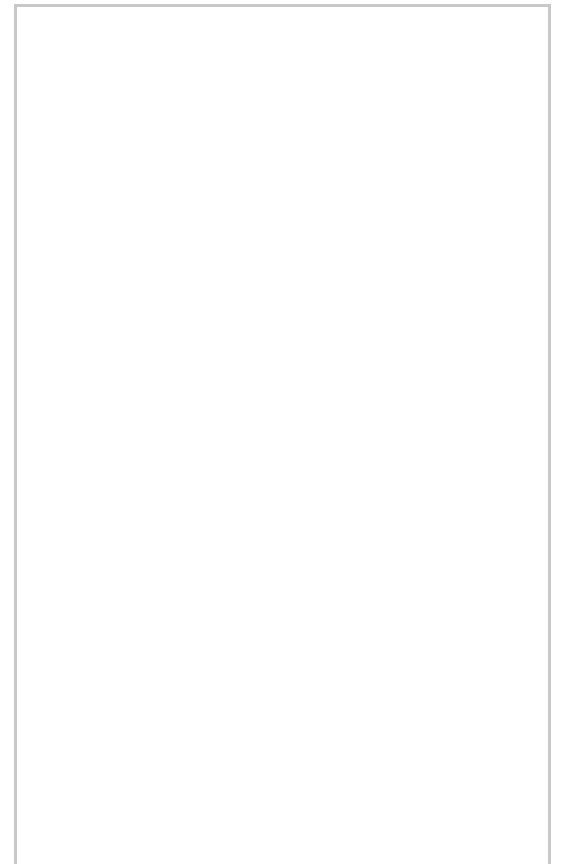
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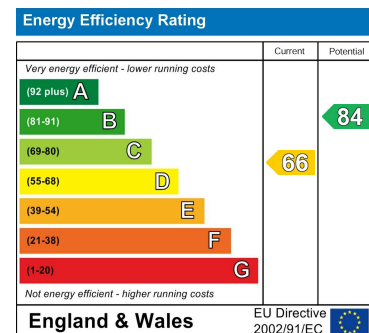
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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