



Ty Bryn, West Lees Road

Bamford, Hope Valley, S33 0BT

A stunning three bedroom detached bungalow conveniently located in the village of Bamford, benefitting from integral single garage, excellent driveway parking and delightful rear garden.

Occupying a stunning position on West Lees Road with spectacular south westerly views to the rear, this lovely home has beautifully presented accommodation arranged over one floor and is offered to the market with no onward chain.

A contemporary oak front door opens to a stylish entrance hall with floor-to-ceiling window providing a view towards Bamford Edge. A door provides access to the integral garage and a further oak and a glass door opens to an inner hallway with an excellent storage and cloak room/WC.

The kitchen enjoys a rear facing aspect with large window providing superb natural light. The kitchen features a range of panelled units with solid wood worktops incorporating a stainless steel sink and drainer, four burner hob with extractor hood, double oven and integrated dishwasher. The kitchen also features



- Three bedroomed detached Bungalow in the village of Bamford
- Fully integrated kitchen
- Family bathroom with separate shower enclosure
- Offered to the market with no onward chain

- Exceptional south west views across the Hope Valley
- Utility room
- Driveway parking for up to four vehicles and integrated garage

- Sitting room with dining area and sliding doors to the garden
- Stylish entrance hall and cloakroom WC
- Lovely easily maintained garden with views



integrated undercounter fridge and freezer. Accessed off the kitchen is a utility room with integrated washing machine, further unit storage and sliding door opening to the garden.

At the heart of the property is a spacious dual aspect sitting room with dining area and sliding opening to the garden. The dual aspect windows allow excellent natural light and magnificent views include Win Hill, Shatton Moor and across the Hope Valley towards Castleton.

An inner hallway provides access to three bedrooms and the family bathroom. Bedroom one is a spacious double bedroom with front facing aspect. Bedroom two enjoys a similar aspect and is a further double bedroom. Bedroom three is a single bedroom with side facing aspect. The family bathroom features a suite consisting of low flush WC, freestanding bath, shower enclosure, heated towel rail and wash basin with the storage beneath.

Outside to the fronts of the property is driveway parking for up to four vehicles with access to a single integral garage. The front garden is laid to lawn to floral borders and trees providing privacy and screening.

To the rear of the property is a lovely southwest facing garden with lawn, patio areas, greenhouse and spectacular views towards Win hill and across the Hope Valley.







Ground Floor

Approx. 98.6 sq. metres (1061.8 sq. feet)



Total area: approx. 98.6 sq. metres (1061.8 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

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Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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