

Details as provided by the vendor



2 Honey Suckle Court Off Doncaster Road, Finningley

A larger than average three double bedroom detached bungalow situated in a very attractive position in the sought after village of Finningley, boasting attractive gardens, double garage and off Road Parking. This superb bungalow offers spacious family living accommodation with hard wood double glazed windows and gas combi central heating benefiting from a generous sitting room leading through to a formal dining room, shaker style kitchen, good sized bedrooms and a four piece family bathroom. The property is offered with no forward chain and briefly comprises of; Entrance Porch and Hallway, Sitting Room, Dining Room, Breakfast Kitchen, Three Double Bedrooms and a Family Bathroom. The bungalow is accessed via a private lane serving three properties , having a double width driveway providing off road parking and access to the double garage. The rear garden is fully enclosed and enjoys a good level of

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ENTRANCE HALL



LOUNGE

18' 4" x 10' 8" (5.59m x 3.25m) MEASUREMENTS PLUS BAY.



DINING ROOM

10' 11" x 10' 8" (3.33m x 3.25m)



KITCHEN

12' 11" x 10' 8" (3.94m x 3.25m)



BEDROOM 1

12' 0" x 10' 8" (3.66m x 3.25m)



BEDROOM 2

11' 11" x 8' 11" (3.63m x 2.72m)



BEDROOM 3

10' 8" x 8' 7" (3.25m x 2.62m)



BATHROOM

8' 5" x 7' 6" (2.57m x 2.29m)



DATED - 13/05/2024

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

