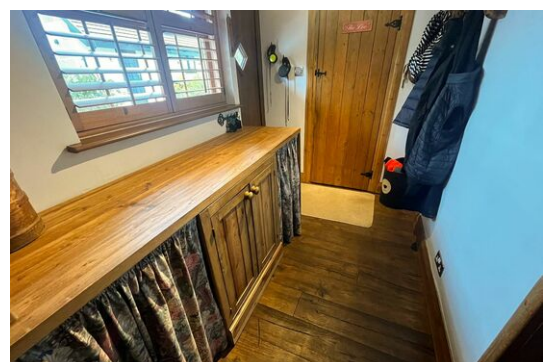


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Leys Houses Bell Lane Smalley DE7 6DU £380,000



### **FEATURES:**

- SEMI DETACHED COTTAGE
- THREE BEDROOM
- OFF STREET PARKING
- OUTBUILDINGS
- WALKING DISTANCE TO SHIPLEY COUNTRY PARK
- PRIVATE GARDEN
- COUNTRYSIDE VIEWS AND LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- MANY FEATURES
- VIEWING ESSENTIAL

**COUNCIL TAX BAND: EPC RATING: E**

**Entrance Hallway/ Utility Room**  
2.82 m x 1.68 m (9'3" x 5'6")  
Oak flooring, doors to downstairs WC, lounge and kitchen, base unit with worktop and plumbing for washing machine, window to front aspect.

**Downstairs WC**  
Window to front, WC, hand wash basin set on a oak worktop with units below, oak flooring.

**Lounge**  
4.31 m x 3.67 m (14'2" x 12'0")  
Window to rear aspect, oak flooring, feature log burner with oak mantelpiece, beamed ceiling.

**Kitchen Diner**  
8.50 m x 2.45 m (27'11" x 8'0")  
Open plan kitchen diner, with handmade Oak stairs, Base and Wall Solid pine units with pine work tops, Belfast sink unit, electric AGA heated stove (open to negotiation), windows to the front, oak flooring, French doors to the rear garden,

**First floor landing**  
Doors to bedrooms and bathroom.

**Bedroom One**  
4.34 m x 3.28 m (14'3" x 10'9")  
Cast iron fireplace, Electric heater, window to the rear with far

reaching views.

**Bedroom Two**  
3.87 m x 2.47 m (12'8" x 8'1")  
Bay window to rear aspect with far reaching views, electric heater.

**Bedroom Three**  
2.94 m x 2.55 m (9'8" x 8'4")  
Window to the front aspect with far reaching views, electric heater.

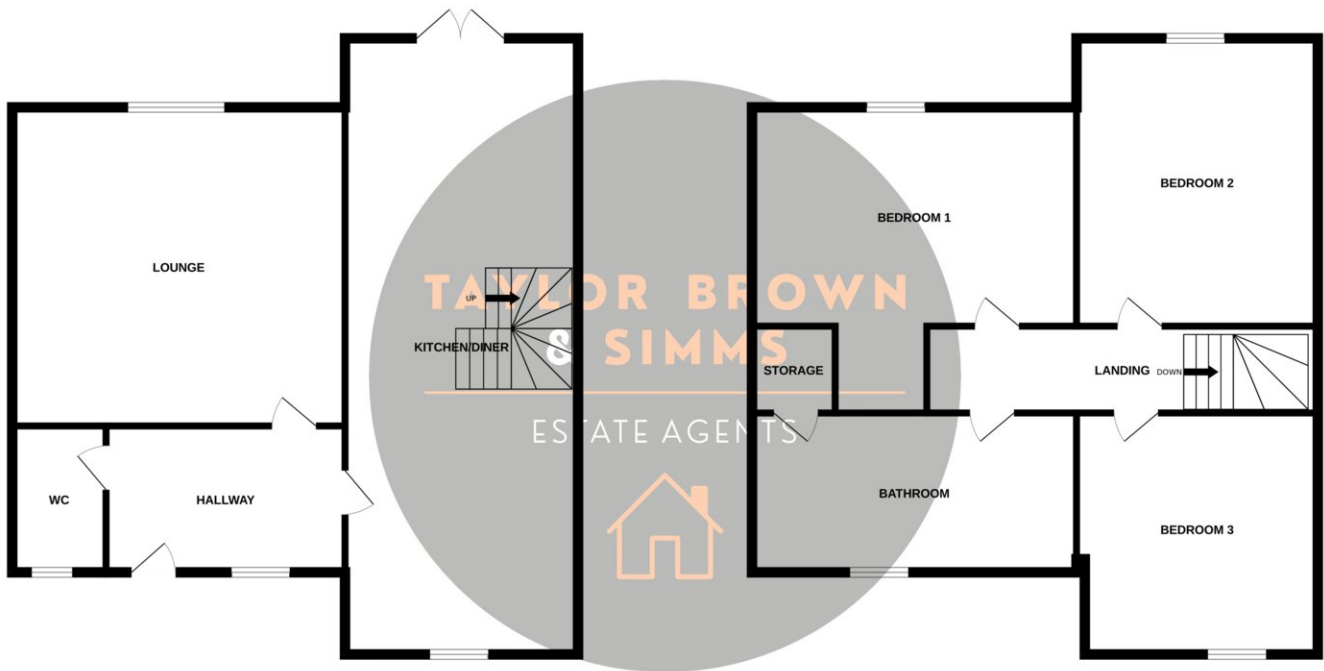
**Bathroom**  
Window to the front aspect, fitted with roll top bath with shower above and shower screen, pedestal hand wash basin, high level WC, electric towel rail, airing cupboard housing the water tank.

**Outbuildings**  
Three outbuildings, with one having electric connected.

**Outside**  
To the front of the property is a gravelled shared driveway, outbuildings to the front, parking spaces for 3 cars, electric car charging point, lighting, side gated access to the rear garden.  
To the rear of the property is a beautiful landscaped garden, with lawned area, mature shrubs and borders, lighting, seating area, and being enclosed.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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