

Park Row

The proactive estate agent



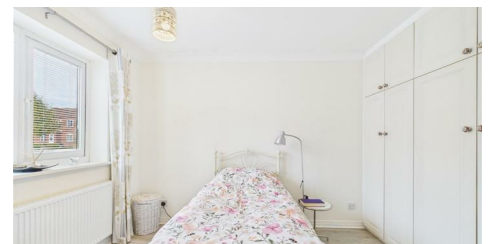
Summerfield Drive, Brotherton, Knottingley, WF11 9HY

Offers In Excess Of £230,000



****DETACHED BUNGALOW**TWO BEDROOMS**OFF ROAD
PARKING**GARAGE**CONSERVATORY**BEAUTIFUL GARDENS**EPC RATING D**VIEWS OVER OPEN
FIELDS****

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122
TO BOOK A VIEWING! WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!**



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INTRODUCTION

Nestled in the tranquil area of Summerfield Drive, Brotherton, this charming detached bungalow offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for those seeking a comfortable and manageable home. The spacious reception room provides a warm and inviting space for relaxation and entertaining, while the well-appointed bathroom ensures convenience for daily living.

One of the standout features of this bungalow is the lovely conservatory, which allows for an abundance of natural light and offers a serene spot to enjoy the surrounding views of the beautiful gardens. The outdoor space is truly a highlight, with meticulously maintained gardens that provide a peaceful retreat, ideal for gardening enthusiasts or those who simply wish to unwind in a picturesque setting.

For added convenience, the property includes a garage and off-road parking, making it easy to accommodate vehicles and providing extra storage space. This bungalow is not just a home; it is a lifestyle choice, offering a perfect blend of comfort, practicality, and natural beauty.

Whether you are a first-time buyer, looking to downsize, or seeking a peaceful retreat, this delightful bungalow on Summerfield Drive is sure to impress. Do not miss the opportunity to make this charming property your own.

GROUND FLOOR ACCOMODATION

ENTRANCE

Enter through a brown wood effect uPVC door which leads into;

HALLWAY

(4'0" x 7'6") & (13'9" x 3'3")



A central heating radiator and internal doors which lead into;

BEDROOM ONE

12'3" x 9'6"



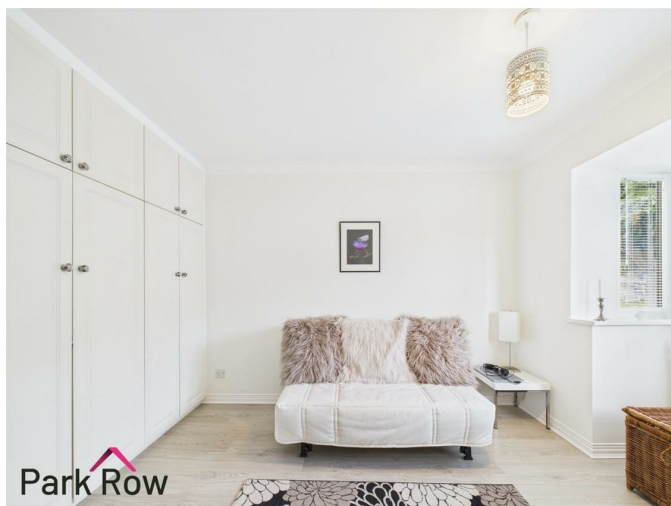
A double glazed window to the front elevation, a central heating radiator and built in wardrobes.



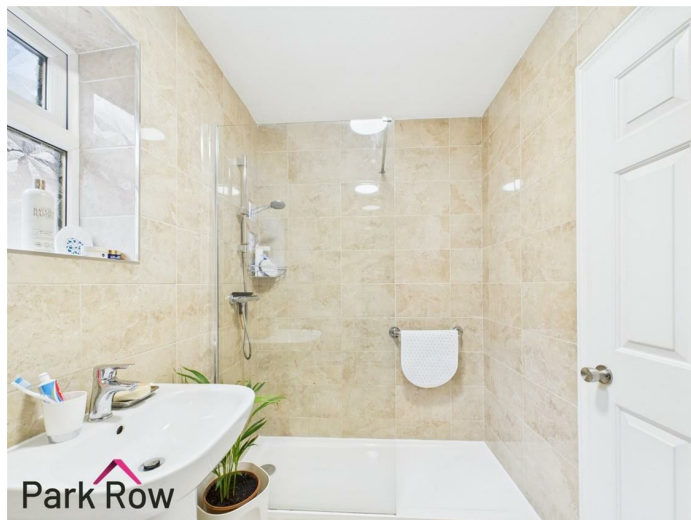
BEDROOM TWO
10'3" x 9'7"



A double glazed box bay window to the front elevation, a central heating radiator and built in wardrobes,



BATHROOM
8'0" x 5'6"



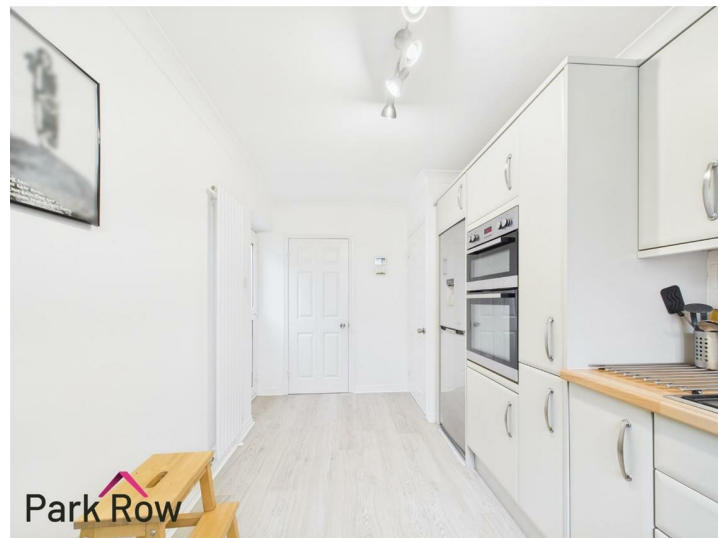
A white suite comprising: a closed coupled WC, a pedestal hand basin with chrome taps over, a walk in shower with a mains mixer shower over and glass screen, an obscure window to the side elevation, a chrome towel rail and tiling to all walls,



KITCHEN
14'6" x 7'8"



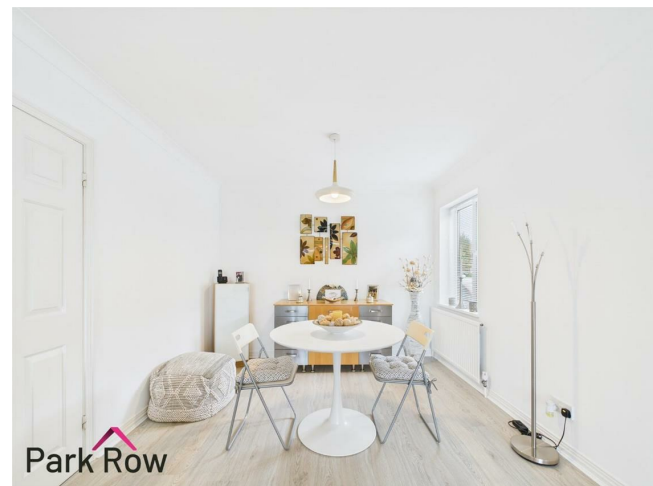
Double glazed windows to the rear, cream coloured wall and base units, built in oven with four ring gas hob with a built in extractor fan over and tiled splashback, built in one and a half ovens, wood effect composite worktop, a stainless steel one and a half drainer sink with chrome taps over, space for a fridge/freezer, space and plumbing for a washing machine, internal door which leads to a larder and a white uPVC door which leads out to the side elevation.



LIVING/DINING ROOM
20'11" x 11'4"



A double glazed window to the side elevation, two central heating radiators, an electric wall mounted fireplace and a sliding patio door which leads into;





CONSERVATORY 9'0" x 8'3"



Dwarf wall surrounding with glazed windows above, a central heating radiator and double doors which lead out to the rear garden.

EXTERIOR FRONT



A cement driveway leads down the side of the property to the garage door, a paved walkway around the front of the property and the rest is mainly laid to lawn.



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REAR



Access to the rear garden is via the gate at the side of the property or through the sliding doors in the conservatory where you will step out on to; a decked area with space for seating, a ramped walkway leads down to the lawned garden, a paved seating area at the rear of the garden and the rest is mainly borders with established plants and shrubs, fenced boundary to both sides and hedged boundary at the rear.



GARAGE
16'0" x 9'0"

An up and over door at the front of the property and a uPVC door access from the rear of the property.

AERIAL



TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

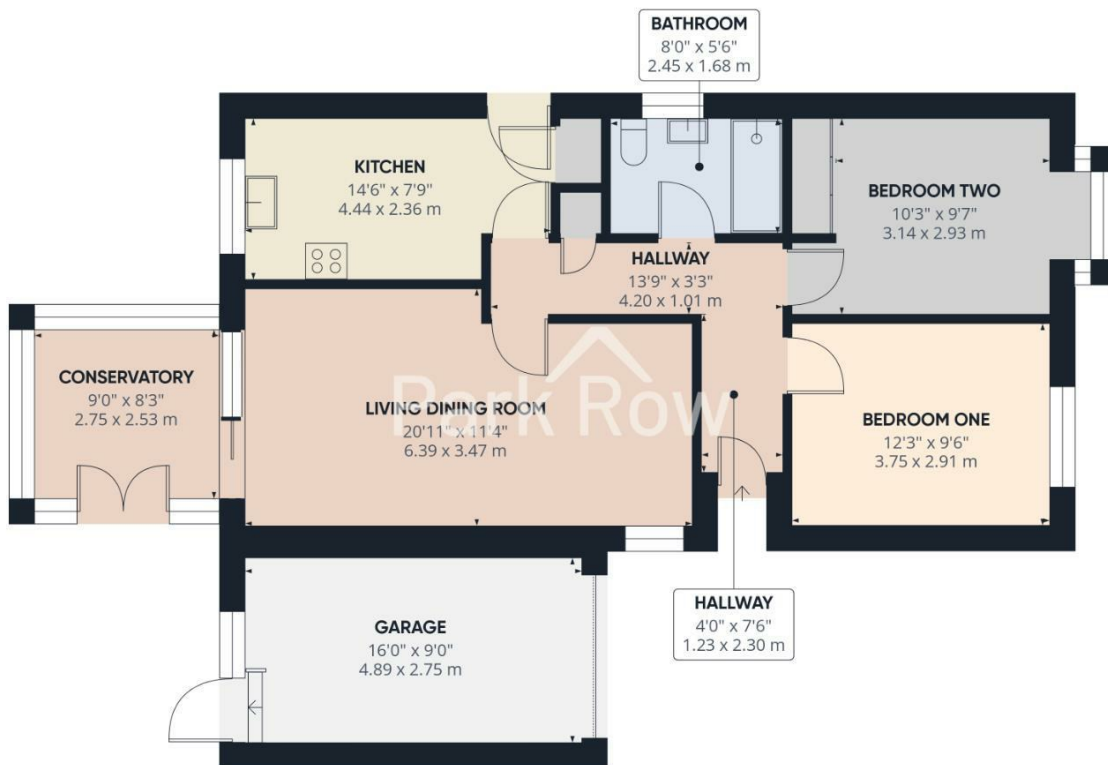
To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.



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Park Row

Approximate total area^m
934 ft²
86.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE 360



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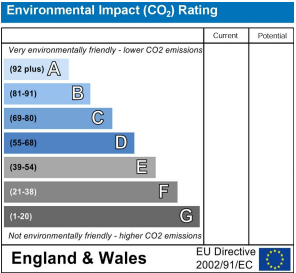
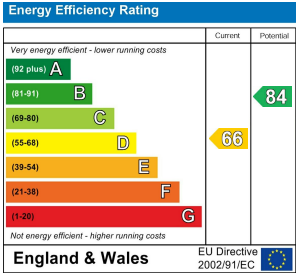
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