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TAYLOR BROWN & SIMMS
ESTATE AGENTS

Hassock Lane North Shipley DE75 7JB , DE75 7JB

Offers in excess of £340,000











FEATURES:

- SEMI DETACHED BUNGALOW
- STUNNING VIEWS TO THE REAR OVER COUNTRYSIDE
- THREE BEDROOMS
- FOUR PIECE FITTED BATHROOM PLUS DOWNSTAIRS SHOWER ROOM
- OPEN PLAN KITCHEN / LOUNGE / DINER TO THE REAR
- AMPLE OFF STREET PARKING SPACE
- SOUGHT AFTER LOCATION
- GOOD SIZED REAR GARDEN
- NO UPWARD CHAIN
- **COUNCIL TAX BAND: B EPC RATING: C**

Entrance Hallway
3.41 m x 3.39 m (11'2" x 11'1")
UPVC door and window to front aspect, radiator, wood flooring, stairs rising to the first floor, doors to bedroom 1, and kitchen.

Bedroom Three
2.90 m x 3.50 m (9'6" x 11'6")
UPVC double glazed windows to front and side aspect, radiator, fireplace.

Kitchen Area
3.92 m x 3.42 m (12'10" x 11'3")
Open plan kitchen / lounge / dining area with beautiful patio doors looking out to the views to the rear.
A stunning fitted kitchen comprising of base and wall units with roll top work surface, sink unit, part tiled walls, integrated oven, hob and extractor, plumbing for washing machine, tiled flooring, under cupboard spot lighting, american style fridge freezer.

Open Plan Lounge area
6.08 m x 4.24 m (19'11" x 13'11")
Patio doors to rear aspect, wood flooring, radiator, tv point, open plan into the dining area.

Downstairs Shower Room / WC
Modern three piece suite comprising of WC, hand wash basin and shower cubicle, part tiled walls, radiator.

Dining Area
2.63 m x 2.92 m (8'8" x 9'7")
UPVC double glazed window to side aspect, radiator, wood flooring.

First Floor Landing
Doors to bedrooms 2 and 3 and bathroom, radiator, spot lighting.

Bedroom One
3.53 m x 3.38 m (11'7" x 11'1")
Double glazed patio doors, enjoying the views over the countryside to the rear, radiator, fitted wardrobes.

Bedroom Two
3.86 m x 5.03 m (12'8" x 16'6")
Two UPVC double glazed windows to the front aspect, radiator.

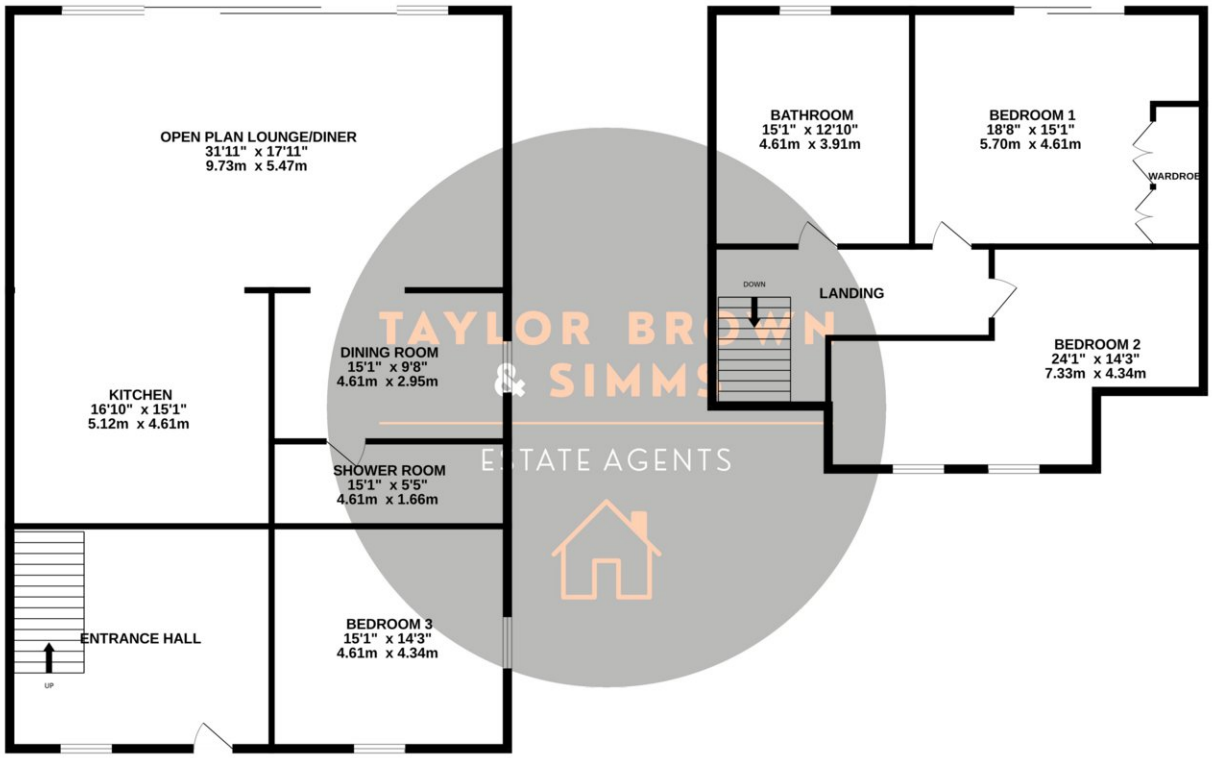
Bathroom
UPVC double glazed window to rear aspect, a modern four piece suite comprising of freestanding bath, double shower cubicle, WC, hand wash basin set on a vanity unit, towel rail, spot lighting.

Outside
To the front of the property is ample off street parking space, lawned garden with plenty of mature shrubs and borders.
To the rear of the property is a good sized garden, lawned area, patio area, and mature shrubs and borders, again enjoying stunning views over countrysides. Beautiful entertaining space in the summer.

Disclaimer
NOTICE TO PROSPECTIVE PURCHASERS
Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.

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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