



Katharn Stoney Lane, East Ardsley - WF3 2HW

£375,000 Freehold

Individually designed detached true bungalow offering tremendous potential, occupying a pleasant back water position with open views, easy access to the M1/M62 motorway network. No Chain, Viewing Essential.

Outer Entrance Porch

Leads to...

Reception Hallway

With double glazed entrance door, built in storage cupboard with double glazed window, two wall light points, electric heater.

Living Room

18' 1" x 19' 0" (5.50m x 5.79m)

Having feature log burner set on slate hearth, dual aspect double glazed windows makes the most of the views, electric radiator, feature open staircase, five wall light points.

House Bathroom/Wet Room

Furnished with modern white suite comprising wash hand basin, low flush w/c, panelled bath, walk-in shower, chrome heated towel rail, wet walling, double glazed window.

Extended Kitchen/Diner

20' 11" x 9' 5" (6.37m x 2.87m)

An excellent entertaining space fitted with a range of white gloss fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine, space for electric cooker with extractor hood over, double glazed window making the most of the views, double glazed rear entrance door, electric heater.

Bedroom to Rear

11' 8" x 13' 0" (3.56m x 3.96m)

With double glazed window, electric heater.

Bedroom to Rear

13' 0" x 7' 0" (3.96m x 2.13m)

A good sized second bedroom with double glazed window, electric heater.

Bedroom to Side

8' 11" x 7' 6" (2.72m x 2.29m)

With double glazed window, electric heater.

Stairs from Living Room lead to...

First Floor Attic Landing

With access to eaves storage.

Attic Room

16' 1" x 18' 7" (4.90m x 5.66m)

Being insulated and offering tremendous potential for those looking to potentially extend to the first floor, subject to any necessary planning consent.

Outside

Set on a private drive off Stoney Lane shared with two other properties. Standing on a large garden plot adjoining open fields. Driveway provides ample parking and leads to detached garage with double opening door

Detached Garage

20' 8" x 8' 10" (6.30m x 2.70m)

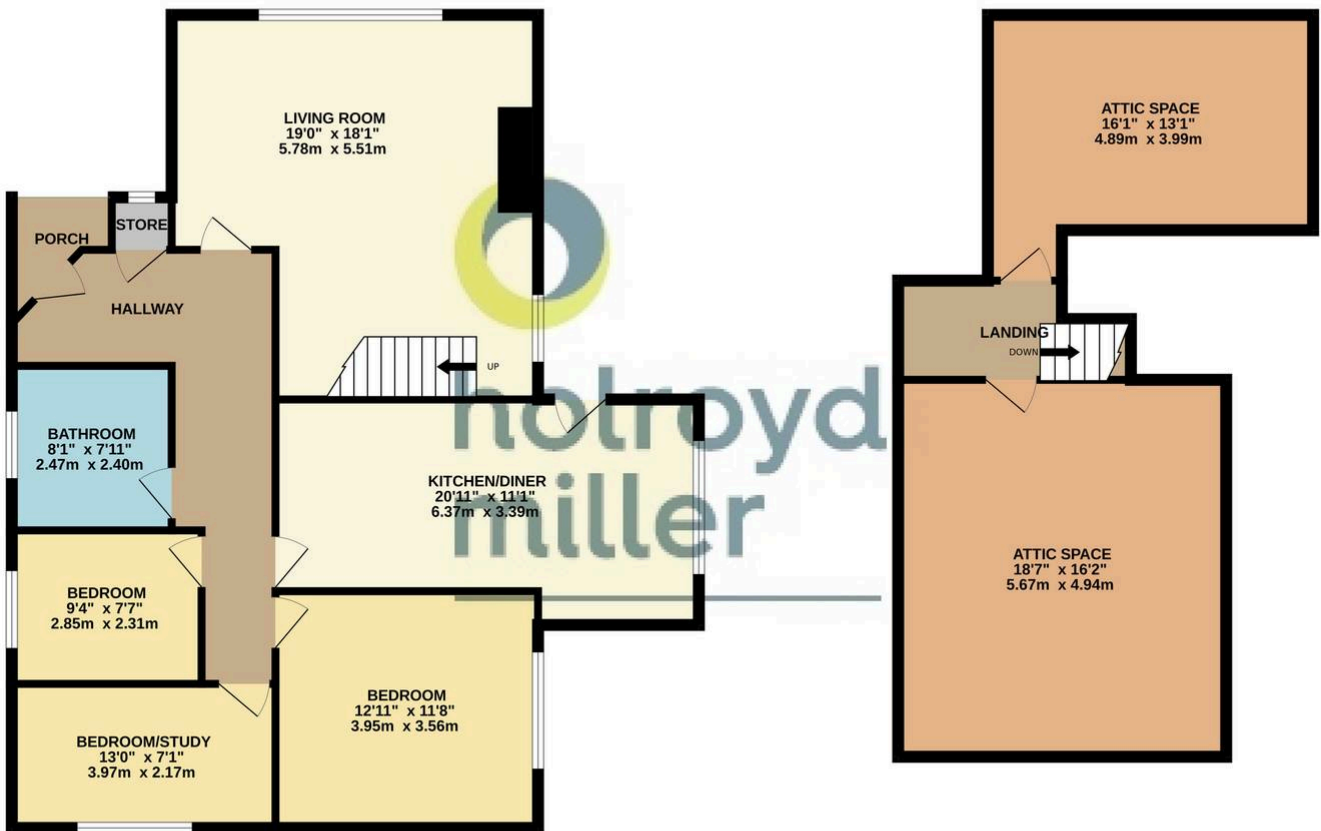
With double doors





GROUND FLOOR
1050 sq.ft. (97.5 sq.m.) approx.

1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1580 sq.ft. (146.8 sq.m.) approx.

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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