



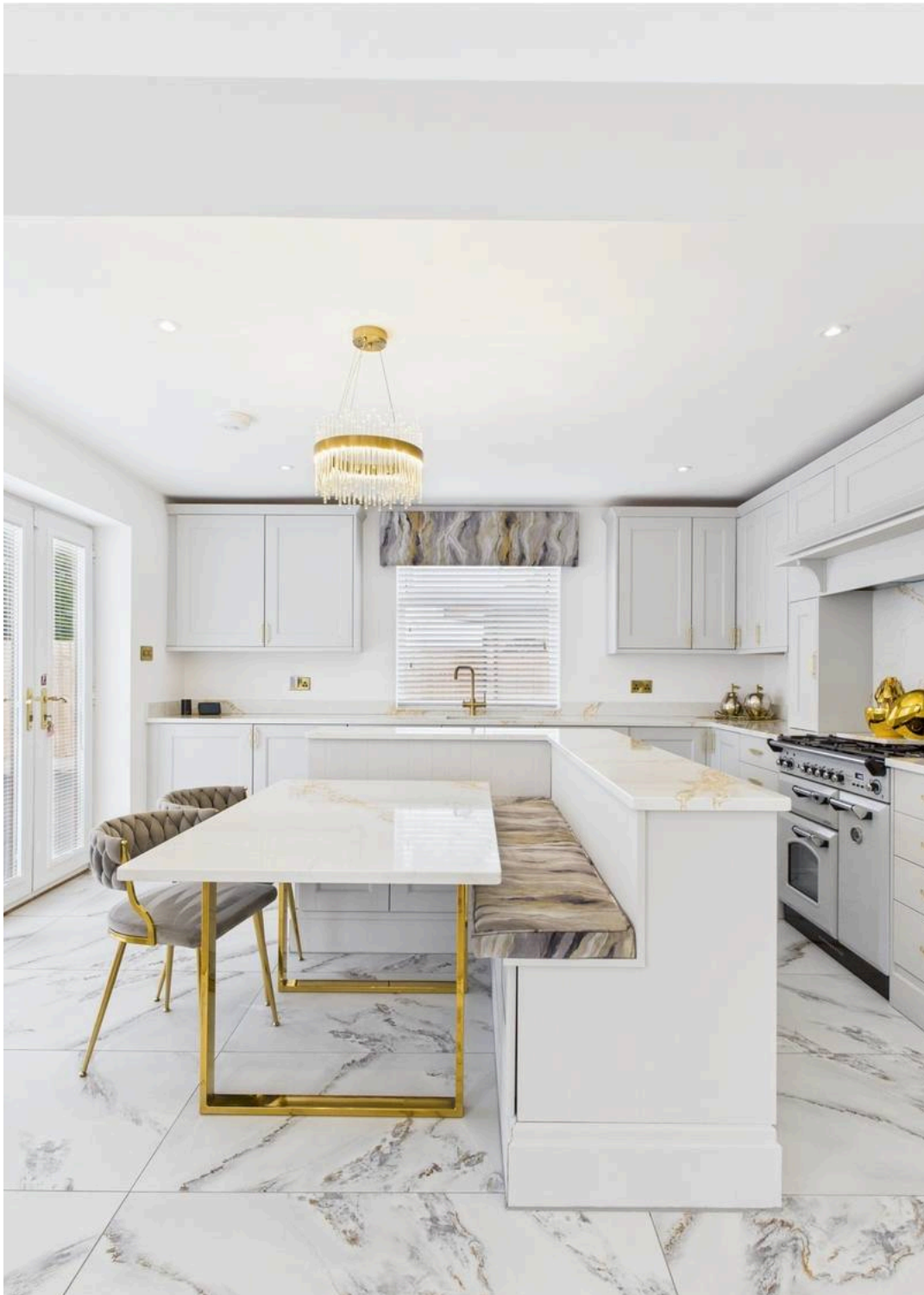
Weeland Road, Eggborough DN14 0PW

Offers Over **£390,000**





- Three Bedroomed Detached Bungalow
- Extended & Fully Refurbished
- Garage & Parking. Electric Hookup for two Caravans. Hot & Cold Water Taps. CCTV.
- External Laundry Room with W.C.
- Mains Gas Central Heating. Mains Electricity
- Mains Water Supply. Mains Sewerage.
- Brick Built Construction
- Council Tax Band 'C'
- EPC Rating 'D' (61)



This meticulously designed, three bedroom, detached bungalow presents a unique opportunity for discerning buyers seeking a combination of sophisticated style with the need for ample parking for multiple vehicles.

Stepping over the threshold, you are greeted by a spacious hallway with sumptuous 'Cloud 9' underlay and thick cream carpet. Doors lead to every room and a handy storage cupboard for shoes and coats.

The open plan living area seamlessly connects the lounge, dining room, and kitchen, creating a versatile space ideal for both relaxation and entertainment. Large windows from three elevations, allows natural light to flood the rooms, enhancing the sense of space and warmth throughout.

The lounge area boasts a large media wall, with space to fit a 85 inch television with a feature fireplace below.

The kitchen is a culinary enthusiast's delight, featuring sleek Howden's cabinetry, high-end integrated appliances, and generous amounts 'Miami Gold Quartz' worktop, upstands and splashbacks.

The kitchen also features an Island with dining booth for four people. The matching Quartz table provides an elegant dining experience.

Nip outside, through the French doors to the Laundry Room/W.C. where you will find space for a washing machine and tumble drier and further kitchen units, should you wish to install these.

Across the hallway are three well-proportioned bedrooms, each offering fitted wardrobes and a peaceful retreat at the end of a long day.

The glamorous family bathroom boasts attractive porcelain tiles which coat the floor and walls. The bathroom comprises, a free-standing slipper bath, walk-in shower with 'diamond cut, crystal glass shower screen and matching 'his and hers' basins. Close-coupled w.c. and gold bathroom accessories complete the look.

Outside, the property is situated on a large corner plot with 6ft fencing panels encasing the perimeter. A large Electric sliding gate, provides entry into this private home. The majority of the outside space has been covered in Tarmac, providing off road parking for multiple vehicles. Practical outside facilities include: electric sockets and Electric hook-up for two caravans, hot and cold water taps, and CCTV for added security.

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

120.9 m²

1302 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



JP Harll

J P Harll Estate Agents, 24 Finkle Street – YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

