

Approx Gross Internal Area
81 sq m / 874 sq ft

Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.

Tenure

Freehold

Council Tax Band

D

Contact Details

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Estate Agencies



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Asking Price £249,950

- True Detached Bungalow
- Sought After Location On Holbeck
- Corner Plot With Pleasant Views
- Hall, Lounge, Dining Room
- Kitchen, Modern Fitted Shower Room
- 3 Bedrooms
- CH, DG, Off Road Parking, Garage
- Gardens To Front/Side/Rear
- Viewings Are Highly Recommended
- Council Tax Band D





Property Description

We are delighted to bring to the market, this pleasant corner Detached True Bungalow, with panoramic views, in the popular residential area in Holbeck, situated on a corner plot with views over Barrow. The property comprises of entrance hallway, giving access to the Lounge, open to the dining room, kitchen, 3 bedrooms and a modern fitted shower room. The property benefits from central heating, double glazing, plenty of garden space to the front/side/rear with enclosed lawned area, paved seating area, off road parking giving access to the garage. Viewings are highly recommended to appreciate size, standard and location to this property, it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/gross.vast.lazy>

FRONTAGE

Lawned area surrounding front/side, side access gate to rear, access gate to front, off road parking, giving access to the garage and double glazed door

ENTRANCE HALL

Double door, radiator, 2 storage cupboards, access to the loft and doors to

LOUNGE

16' 0" x 10' 4" (4.88m x 3.17m)

Double glazed window, radiator, feature fireplace with coal effect gas fire and open to the dining room

DINING ROOM

8' 10" x 9' 4" (2.70m x 2.85m)

Double glazed widow, radiator, door to kitchen and open to the lounge

KITCHEN

10' 2" x 11' 1" (3.11m x 3.40m)

Double glazed window, double glazed door, radiator, fitted wall base drawer units with worktops to compliment, 1 1/2 bowl sink with mixer taps, integrated oven, 4-ring hob with extractor over, tiled splash and plumbing for washer

BEDROOM 1

12' 2" x 9' 6" (3.71m x 2.92m)

Double glazed window, radiator, fitted wardrobes with overbed fitment and vanity unit

BEDROOM 2

12' 0" x 9' 0" (3.67m x 2.75m)

Double glazed window and radiator

BEDROOM 3

8' 9" x 9' 3" (2.68m x 2.83m)

Double glazed window, fitted wardrobe and radiator

BATHROOM

Double glazed frosted windows, radiator, modern fitted shower-room with low level WC, hand wash basin with mixer taps/vanity unit, shower with double size tray, panelled walls, panelled ceiling with spotlights and laminate flooring

GARAGE

Up/Over door, power, light and water tap

GARDEN

Rear enclosed paved seating area with raised seating area, side enclosed garden with raised paved seating area, shed, lawned area with plants/shrubs and enclosed paved area with access gate

AGENCY NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 Plus VAT **This is non refundable once the AML check has been carried out**

