



Vicarage View  
Castleton OL11 2UA  
OFFERS INVITED IN EXCESS OF £235,000

**Adamsons Barton Kendal** are delighted to market this wonderful, spacious 3 bed roomed detached true bungalow, situated in the corner of a cul-de-sac, on a large plot with a side driveway and garage. The property is situated in the popular residential area of Castleton, within walking distance of the Railway Station, providing commuter links to Manchester, Leeds and beyond and all the usual local amenities are available nearby.

The accommodation comprises a hallway, large spacious lounge within a dining room / third bedroom, off the lounge area and a serving hatch through to the kitchen. There are two further bedrooms, a family bathroom and a wc.

The property has been well presented internally but does require a degree of expenditure on improvement and modernisation and this has been reflected in the asking price.

The gardens are extensive and there is a driveway providing off street parking for numerous vehicles and early viewing comes highly recommended.

**Vacant Possession Available - No Chain**



**Vicarage View, Castleton OL11 2UA**

## Ground Floor

Entrance HALL - boiler cupboard

**LOUNGE - 6.5 x 3.4 metres reducing to 3.0 metres**

A wonderful, spacious reception room with feature stone fireplace with gas fire, double glazed patio doors leading out to the rear garden area

**KITCHEN - 2.6 x 2.5 metres**

1 ½ bowl sink unit, range of wall and base units with complementary work surfaces, built in oven, 4 ring hob and extractor hood, integrated fridge and freezer. There is a serving hatch through to the dining room / bedroom 3

**DINING ROOM / BEDROOM 3 - 2.6 x 2.6 metres**

**MASTER BEDROOM - 4.5 x 3.0 metres (maximum)**

A range of fitted wardrobes and bedroom furniture

**BEDROOM 2 - 3.0 x 2.6 metres**

A range of fitted wardrobes and bedroom furniture

**Family BATHROOM - 1.6 x 2.1 metres**

Panelled bath with shower above, pedestal wash hand basin - matching suite, tiled walls

**Separate WC - 0.9 x 2.1 metres**

Low level wc, tiled walls





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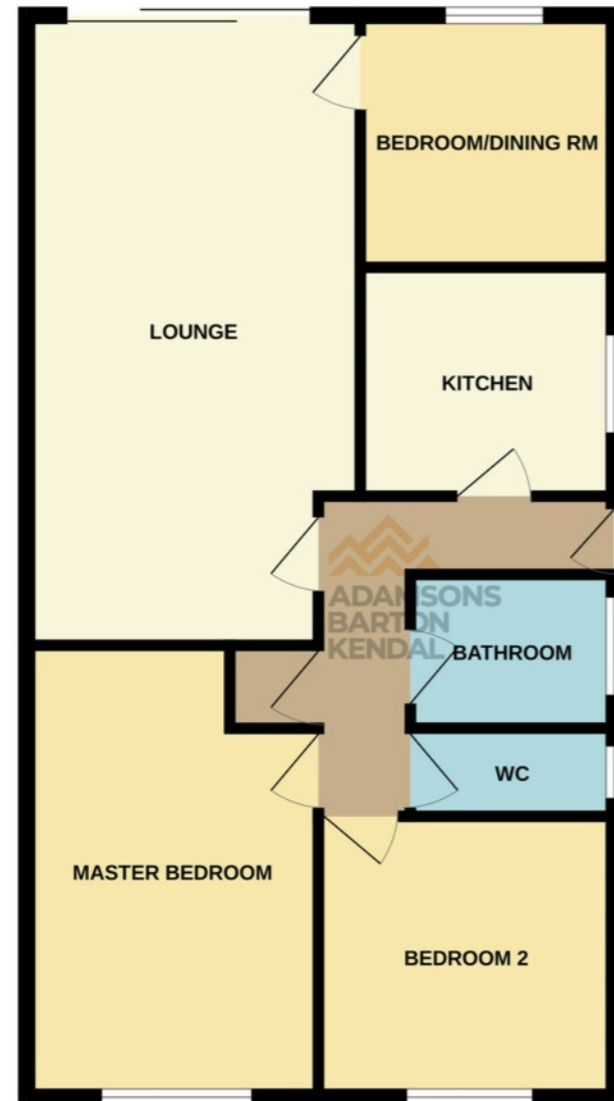
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Tenure - Assumed Leasehold

Council Tax Band - Band D

Energy Performance Cert - D67

GROUND FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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