



39 Grove Park, Calder Grove - WF4 3BZ

£240,000 Freehold

Holroyd Miller have pleasure in offering for sale this newly refurbished semi-detached true bungalow offering a move with a minimum of fuss with gas fired central heating, PVCU double glazing. The well planned and presented interior comprises, side entrance to newly refitted and unused kitchen/diner with feature bay window, with a range of modern shaker style fronted wall and base units together with a comprehensive range of new integrated appliances, spacious living room with entrance lobby, two good sized bedrooms with main bedroom having full length fitted wardrobes, combined shower room.

Outside, level and easy to maintain gardens to both front and rear with driveway providing off street parking leading to single car garage. A pleasant position within easy reach of local amenities within Calder Grove, yet at the same time offering easy access to J39/M1 for those wishing to commute further afield. Offered with No Chain. Viewing essential.

Entrance Lobby

With double glazed entrance door.

Living Room

Having double glazed window, single panel radiator, recently recarpeted and decorated.

Kitchen/Diner

Recently refitted with a matching range of shaker style fronted wall and base units, marble effect contrasting worktops, colour co-ordinated sink unit, monobloc tap fitment, built in oven and hob with extractor hood over, integrated dishwasher, plumbing for automatic washing machine, integrated fridge and freezer, downlighting to the ceiling, double glazed windows makes this a light and airy room with double glazed side entrance door, built in storage cupboard containing central heating boiler.

Inner Hallway

With built in storage, laminate wood flooring.

Combined Shower Room

Furnished with modern white suite with wash hand basin, low flush w/c set in back to wall furniture, walk-in shower, wet walling to the walls, double glazed window, central heating radiator.

Bedroom to Rear

Having full length sliding wardrobes with shelving, double glazed window, single panel radiator.

Bedroom to Rear

Recently redecorated and carpeted with double glazed window, single panel radiator.

Outside

The property has level lawn garden to the front, driveway to the side leads to concrete sectional single car garage, to the rear, paved patio and further lawn garden with mature trees and shrubs.



GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.

