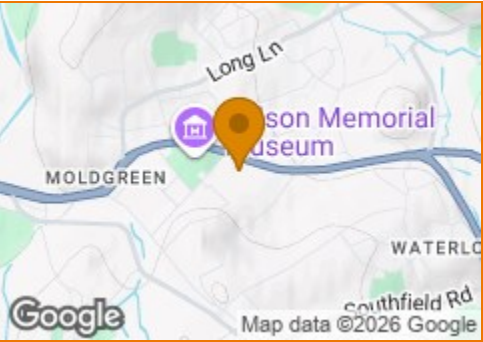


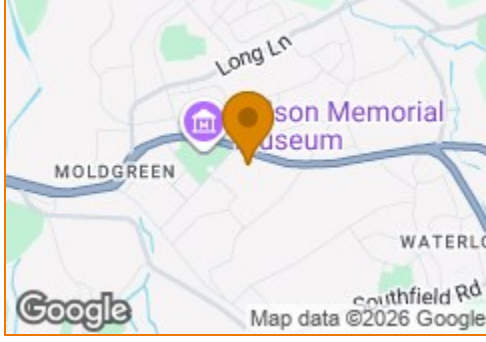
Terrain Map



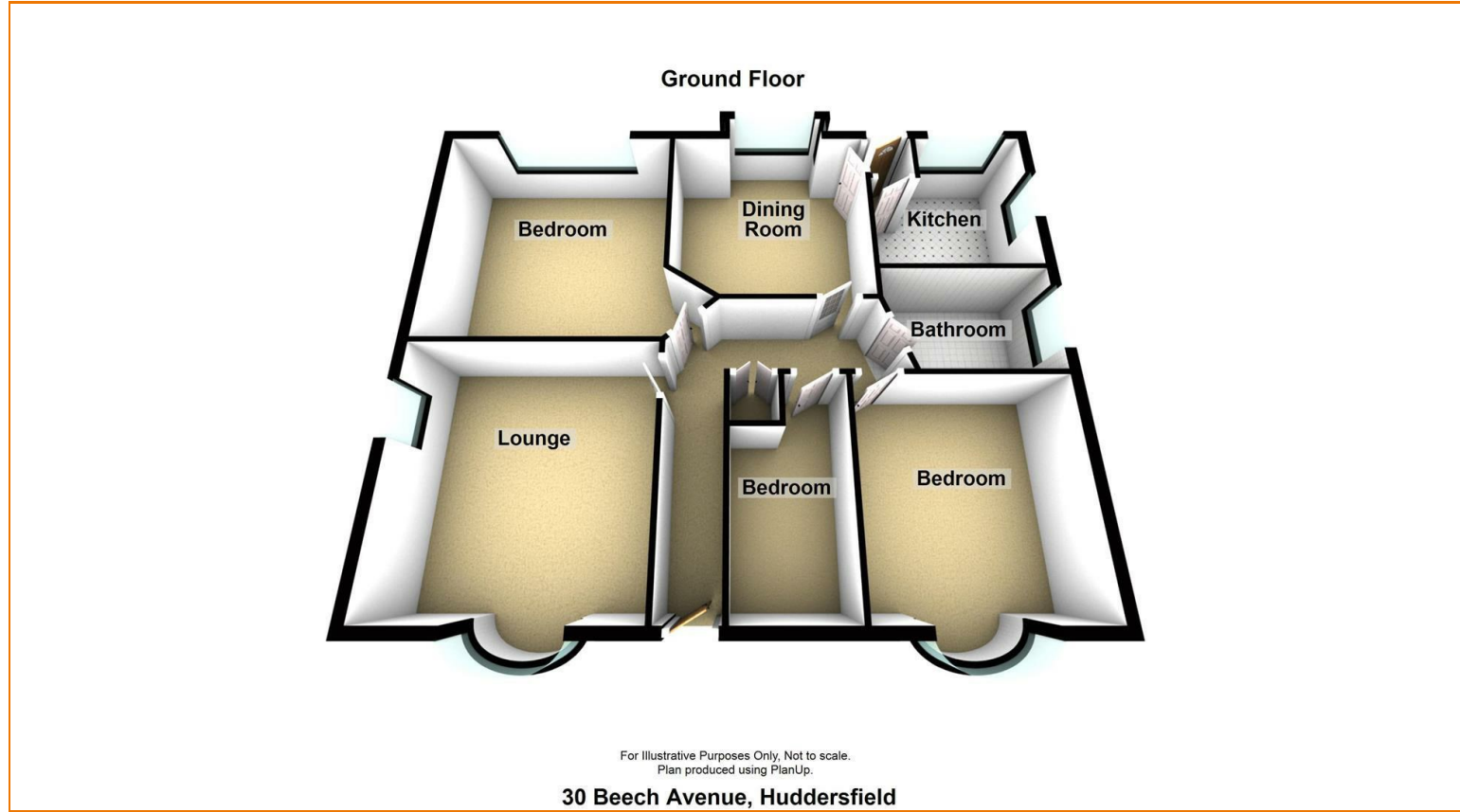
Hybrid Map



Terrain Map



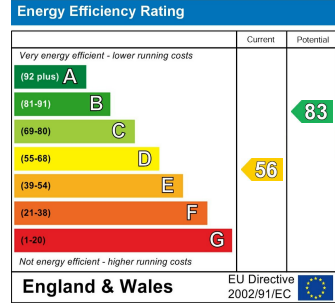
Floor Plan



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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*** A RARE TRUE DETACHED BUNGALOW ***

Enjoying a pleasant cul-de-sac position near to daily amenities, the town center and Ravensknowle Park. The property enjoys an attractive, good size and largely level plot along with a drive & garage. Internally the accommodation is very well presented and although retains the charm and character of its original period detail has been the subject of a comprehensive program of improvement and comprises: Entrance and inner hall, lounge, dining room/sitting room, 3 bedrooms, modern bathroom and contemporary kitchen. As one would anticipate there is a gas fired central heating system and sealed unit double glazing which in the main has repurposed the original stained glass features within the new PVC double glazing.

ACCOMMODATION (ALL GROUND FLOOR)

RECEPTION & INNER HALL

Accessed through a PVC double glazed door with the original detail inset, "L" shaped in design and the hub of the house giving passage to majority of the rooms. There is a light well in the inner hall, wooden panelling and linen and cloaks cupboard storage. Central heating radiator. We are informed that the sealed central heating unit is in the loft and water storage tank is located in the roof void although no inspection was made at the time of the appraisal.

LOUNGE

16'4" x 14'5" (max)

Boasting an attractive coal effect gas fire which is encompassed by a tradition surround and enjoying an abundance of natural light via the PVC double glazed windows to the front and side elevations with stained glass top sections set within. There are three central heating radiators and decorative coving. Located at the front of the property.

DINING/SITTING ROOM

13'9" (max bay) or 11'9" ave x 12'9"

Another room which is in good decorative order and enjoys good levels of light from the PVC double glazed bay window which in turn over the looks the garden. The original stained and leaded windows have also been re-purposed here having been incorporated in to the new windows. There is a coal effect gas stove with a distressed oak mantle piece over and which is matched by a similar finish on the antique oak style floor. There is also a central heating radiator and a traditional Picture rail.

KITCHEN

10'1" x 9'2"

Fitted with a range of modern wall and base units with complimentary working surfaces atop the base cupboards and which incorporate a one and a half bowl inset sink unit with a spray mixer tap over. The kitchen is further equipped with a double combination oven and microwave facility, a four ring induction hob, integrated dishwasher, plumbing for a washing machine and there is provision for a tall boy fridge freezer. Access to the rear garden is through a PVC double glazed door and there is also a PVC double glazed window. The boiler can also be found within a cupboard in the kitchen.

BEDROOM 1

13'4" x 13'2"

Positioned at the rear and having a range of fitted bedroom furniture which provides and array of hanging and shelving along with draw units, dressing areas and additional cupboards storage. PVC double glazed window positioned to the rear elevation overlooking the garden and a central heating radiator.

BEDROOM 2

14'1" (max) x 10'5"

Positioned at the front and with a PVC double glazed bay window, two central heating radiators and a picture rail.

BEDROOM 3

10'5" x 6'10"

Also at the front and also with a PVC double glazed window a central heating radiator and a picture rail.

BATHROOM

9'6" x 5'2"

This modern four piece white suite includes a panelled bath, double shower cubicle, vanity basin and a low level w.c. The walls are tiled in a complementary fashion and there is a heated towel radiator and a PVC double glazed window with privacy glass inset.

OUTSIDE

GARDENS

Very well stocked both front and rear with each garden been predominantly level and largely laid to lawn. The front garden has a number of planted pockets and flower beds. The rear garden is a good size and enjoys rose beds, wild flower section and a number of areas of scent and interest.

DRIVEWAY AND GARAGE

16'8" x 8'6" (garage)

A driveway to the side of the property provides off road

parking and leads to the garage which has a Belfast sink installed. At the rear of the garage is a former wash kitchen and garden store.

TENURE

We are advised it is a Freehold arrangement and would be confirmed by solicitors

COUNCIL TAX C

Band C in the metropolitan borough of Kirklees.

AGENTS NOTES

Prospective buyers will be pleased to know the roof has recently undergone significant amounts of improvement.

