



The proactive estate agent



Roe Lane, Birkin, Knottingley, WF11 9LR

Offers In Excess Of £350,000



** DETACHED BUNGALOW ** TWO BEDROOMS ** KITCHEN DINING ROOM ** AMPLE OFF STREET PARKING ** DETACHED GARAGE ** CONSERVATORY ** FRONT AND REAR GARDENS ** VILLAGE LOCATION ** OPEN FIELD VIEWS **

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!



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INTRODUCTION

Nestled in the tranquil village of Birkin, Knottingley, this charming detached bungalow on Roe Lane offers a perfect blend of comfort and convenience. Spanning an impressive 838 square feet, the property features two well-proportioned bedrooms, making it an ideal home for couples, families, or those seeking a peaceful retirement.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and invites relaxation. The bungalow boasts a well-appointed bathroom, ensuring all your essential needs are met. One of the standout features of this property is the delightful conservatory, which is bathed in natural light and provides a seamless transition to the beautifully maintained rear garden through its sliding doors. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The exterior of the property is equally impressive, with ample off-street parking available for up to five vehicles, complemented by a detached garage for additional storage or workshop space. The front and rear gardens are a true highlight, offering a picturesque setting that enhances the overall appeal of the home.

This bungalow is not just a property; it is a sanctuary in a quiet village location, providing a serene lifestyle while still being within reach of local amenities. Whether you are looking to settle down or seeking a peaceful retreat, this delightful home on Roe Lane is sure to impress.

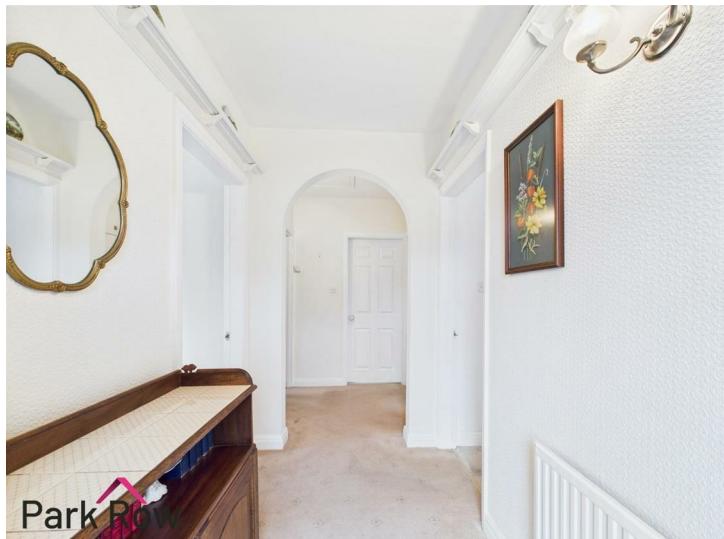
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a double glazed door which leads into;

ENTRANCE HALLWAY

13'5" x 4'9"



A central heating radiator, a door which leads into a storage cupboard, loft access and further internal doors which lead into;



LOUNGE
11'4" x 14'11"



A double glazed bay-window to the front elevation, a double glazed window to the side elevation, a central heating radiator and a fireplace.



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KITCHEN/DINING ROOM
12'9" x 14'11"



A double glazed window to the side elevation, wooden wall and base units with under-lighting, a built in double oven, a built in fridge/freezer, a built in washing machine, one and a half grey sink with chrome taps over, roll-edge laminate worktop, an induction hob with a built in extractor fan over, tiled splashback, a central heating radiator and a double glazed sliding door which leads into;



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CONSERVATORY
7'7" x 10'9"



A dwarf wall surrounding with double glazed windows above, a polycarbonate roof, a central heating radiator, a double glazed door to the side elevation and a double glazed sliding door which leads out to the rear elevation.



BEDROOM ONE
11'1" x 10'11"



A double glazed bay-window to the front elevation, a central heating radiator and built in white wooden storage cupboards.

BEDROOM TWO
11'0" x 8'10"



Double glazed windows to the rear and side elevation, a central heating radiator and a built in white wooden storage cupboard.



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FAMILY BATHROOM
7'9" x 6'11"



An obscure double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c, a hand basin with chrome taps over set within a white wooden unit with space for storage, a walk in waterfall shower with a glass shower screen, a chrome heated towel radiator, a door which leads into a storage cupboard and is fully tiled floor to ceiling.



EXTERIOR

FRONT



To the front of the property there is a spacious block paved driveway which leads all along the front of the property and down the left hand side, access to the entrance, access into the garage, borders filled with various mature trees and bushes, further borders filled with decorative stones, perimeter hedging to the front, a perimeter brick built dwarf wall to the right hand side, perimeter wooden fencing to the left hand side, access into the rear garden via the driveway and a paved pathway plus the rest is mainly lawn.



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REAR



Accessed via the driveway, the pathway from the front at the right hand side of the property or through both doors in the conservatory where you will step out onto; a spacious paved area with space for seating, a paved pathway which leads to a further paved area with more space for seating, space for a greenhouse, an area to the centre of the garden filled with mature shrubs and bushes, other areas filled with various trees and bushes, borders filled with decorative stones, access into the rear of the garage, perimeter wooden fencing to all three sides and the rest is mainly lawn.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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