



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.

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.



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.

Tenure
Freehold

Council Tax Band
C

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Asking Price £245,000

- Detached True Bungalow
- Popular Location In Holbeck
- Hallway, Spacious Lounge
- Kitchen/Diner, Conservatory
- 2 Double Bedrooms
- Bathroom, CH, DG
- Off Road Parking For Several Cars, Garage
- Gardens To Front/Rear
- Vacant Possession
- Council Tax Band C





Property Description

We are delighted to bring to the market this true detached bungalow in the popular residential area in Holbeck, close o local amenities, transport links, etc. The property comprises of entrance hallway giving access to a spacious lounge, conservatory, kitchen/diner, 2 double bedrooms and a bathroom. The property benefits from central heating, double-glazing, off-road parking for several cars leading to the carport and garage, easy maintenance front and rear garden with seating areas, greenhouses etc. the property would suit a variety of buyers and is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/runs.league.hedge>

FRONTAGE

Easy maintenance front garden with off road parking for several cars, covered carport area leading to the garage, side gate to rear garden and double-glazed door to

ENTRANCE HALL

Access to the loft, radiator, storage cupboard and doors to

LOUNGE

16' 8" x 11' 2" (5.10m x 3.41m) Double glazed windows, radiator, double glazed sliding doors to conservatory, feature fireplace with fire and coved ceiling

CONSERVATORY

9' 3" x 12' 2" (2.83m x 3.72m)

Double glazed windows, double glazed sliding doors to the rear garden, double glazed sliding doors to the living room

KITCHEN/DINER

Double glazed window, stable style door to conservatory fitted all base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven 4-ring hob with extractor over, plumbing for washing machine/dishwasher, glass display units and tiled splash

BEDROOM 1

11' 2" x 12' 8" (3.42m x 3.87m)

Double glazed window, radiator and fitted wardrobes

BEDROOM 2

9' 6" x 12' 3" (2.90m x 3.75m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, radiator, white 3-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with telephone style mixer taps/shower head with shower over and tiled walls

GARAGE

Rear enclosed garden with lawned area, paved seating areas, shed, greenhouse, access to the garage and side 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 + VAT **

This is non refundable once the AML check has been carried out **

