



Primrose Road | Halton | LS15 7RS

£265,000

Two Bedroom Detached Bungalow | Council Tax Band D | EPC Rating E

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*** DETACHED BUNGALOW * LARGE PLOT * NO CHAIN * OFF ROAD PARKING ***

For sale with no onward chain, this two-bedroom detached bungalow offers a cosy retreat situated on a substantial plot with a high degree of privacy a popular LS15 location.

The property is set back from the road with a gravelled driveway and paved forecourt providing ample off-street parking. Inside, a good-sized reception room features wood-style flooring, a fireplace and an open arch through to a rear sitting/dining area, creating a practical, flowing layout with garden access via bi-fold glazed doors. The kitchen is fitted with solid wood fronts and contrasting granite worktops with space for appliances and windows to the rear.

There are two double bedrooms, both neutrally decorated and carpeted, one with an original focal point fireplace. The wet room is finished in modern tiling and includes a shower area, WC and hand wash basin. The property enjoys a large plot which is enclosed and mainly laid to lawn with patio and mature boundaries, offering useful outdoor space and a pleasant outlook.

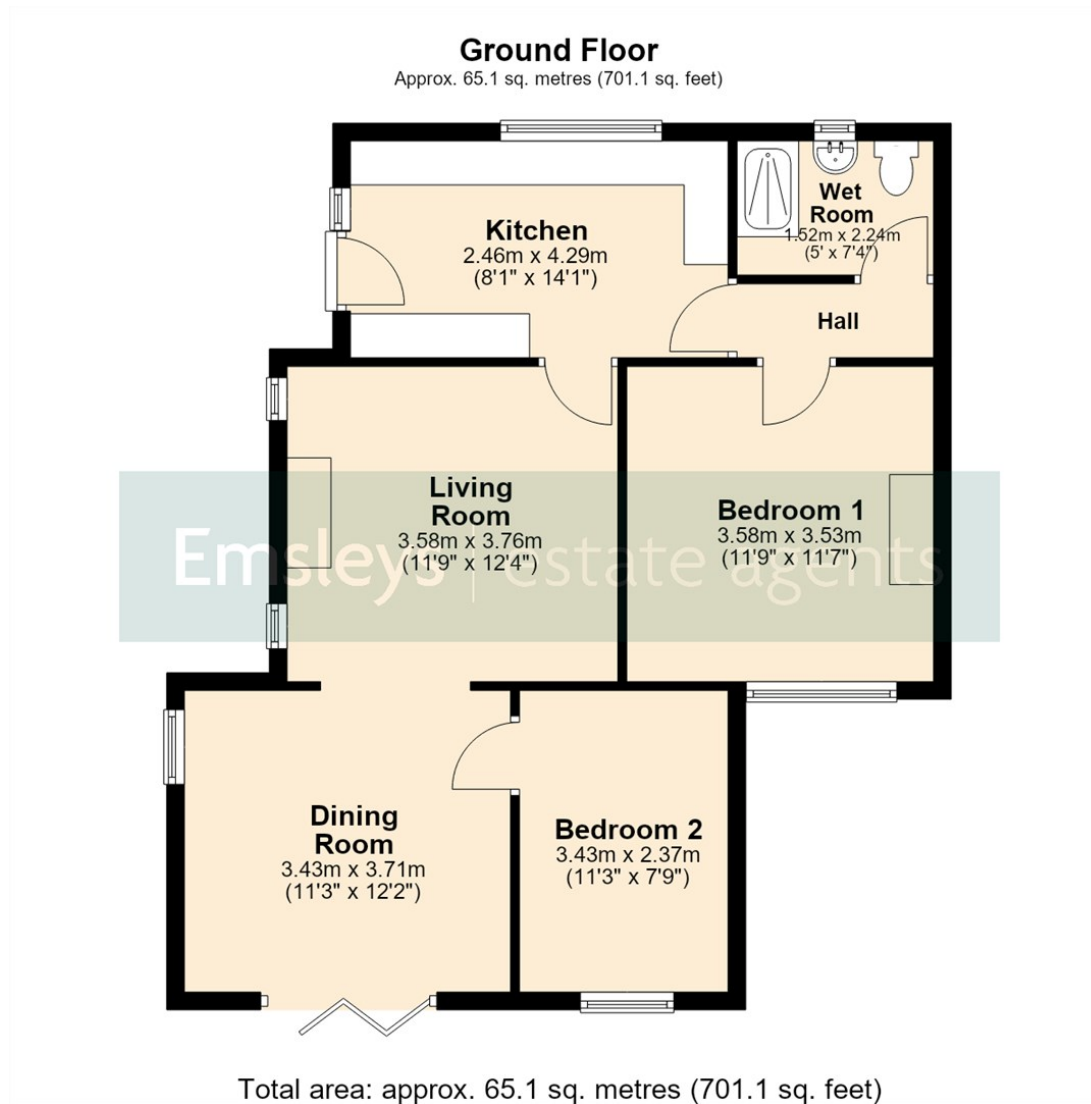
Primrose Road is well placed for local amenities in Halton and Cross Gates, including shops, cafés and everyday services on Selby Road and at Cross Gates Shopping Centre. Temple Newsam Park, with its extensive parkland, woodland walks and golf course, is within easy reach.

Public transport links are strong: Cross Gates railway station is approximately 5 minutes' drive, providing regular services to Leeds city centre in around 10 minutes and to York in approximately 35 minutes. There are frequent bus services along Selby Road, and the A64 and M1 motorway network are close by, making this bungalow a convenient base for commuting.

*** Call now to arrange your visit ***







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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