





PERFECT TWO BEDROOM SEMI-DETACHED BUNGALOW AT A GREAT PRICE TO ALLOW MODERNISATION WHERE REQUIRED. This deceptively spacious property is positioned on a sought after road within Edenthorpe and benefits from plenty of local amenities such as local public house, supermarket, easy access to the M18 and a rail link in the neighbouring village of Kirk Sandall. Ideal for downsizing to this bungalow briefly comprises of entrance hallway, lounge/diner, kitchen, inner hall, two spacious bedrooms, shower room, off street parking on the driveway and nicely kept front/rear gardens. **GREAT VALUE BUY IN DN3.**



ENTRANCE HALL

5' 11" x 3' 1" (1.82m x 0.95m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, internal doors to the kitchen/lounge and storage cupboard.

LOUNGE/DINER

11' 5" x 15' 3" (3.48m x 4.65m) Pleasant reception space ideal for living or dining, front facing double glazed window, radiator, serving hatch from kitchen, internal door to the hallway and an electric feature fireplace with decorative surround.

INNER HALL

2' 10" x 6' 3" (0.88m x 1.93m) Providing access to all bedrooms/shower room, storage cupboard with radiator and a loft access point.

BEDROOM

8' 3" x 13' 11" (2.52m x 4.26m) Spacious double bedroom with rear facing double glazed window and a radiator.

BEDROOM

9' 1" x 7' 4" (2.78m x 2.26m) Further lovely bedroom with views over the garden via the rear facing double glazed window and a radiator.

SHOWER ROOM

5' 11" x 6' 3" (1.81m x 1.91m) Nicely presented shower room with low flush WC, wash hand basin, shower cubicle, partially tiled walls, radiator and side facing double glazed frosted window.



FRONT GARDEN/DRIVEWAY

Open access to the paved driveway providing off street parking, gated access to the rear garden, front open lawn area with mixed bushes on the border.

REAR GARDEN

With a paved patio, central lawn area, fence enclosure and a storage shed.







NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

MONTHLY COST: £127

**HEATING SYSTEM: GAS FIRED CENTRAL
HEATING**

INSTALLATION DATE: DECEMBER 2018

LAST SERVICE: 2025

ELECTRICS: NOT CHECKED RECENTLY

GAS METER LOCATION: OUTSIDE

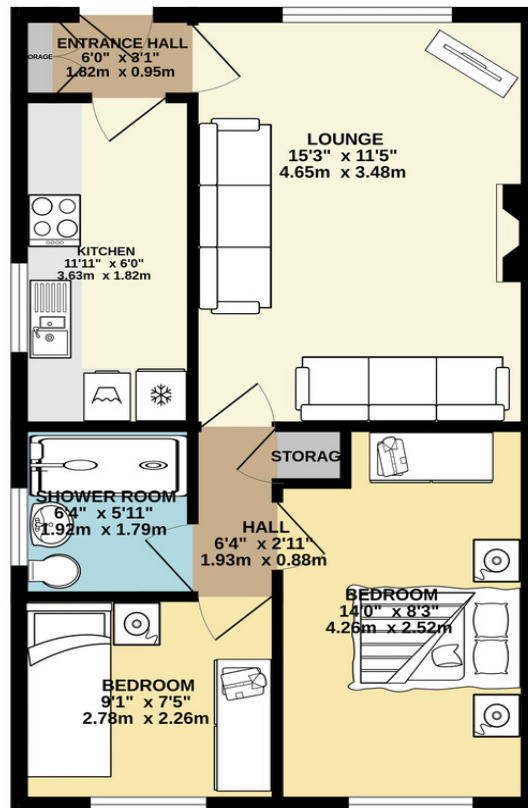
ELECTRIC METER LOCATION: OUTSIDE

WATER METER LOCATION: N/A

**LOFT SPACE: NO DROP DOWN LADDER AND NOT
BOARDED**

SERVICES: MAINS

GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.

