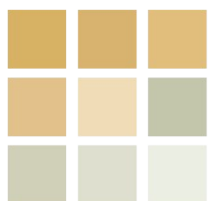




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8 GUISELEY CLOSE
Bury, BL9 5JR
£375,000

8 GUISELEY CLOSE

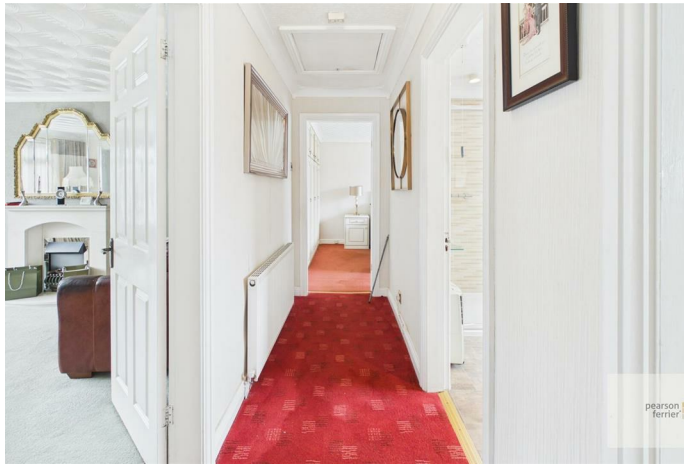
Property at a glance

- FREEHOLD DETACHED TRUE BUNGALOW
- PRIME CUL-DE-SAC LOCATION
- CORNER PLOT WITH POTENTIAL TO EXTEND (SUBJECT TO APPROVALS)
- TWO DOUBLE BEDROOMS (BOTH FITTED)
- FABULOUS SHOWER ROOM
- CONSERVATORY OFF THE DINING AREA
- MATURED GARDENS, BLOCK PAVED DRIVE & GARAGE
- COMBINATION HEATING & UPVC GLAZING
- NO ONWARD CHAIN

A FREEHOLD detached true bungalow on a corner plot at the head of Guiseley Close, a cul-de-sac of similar homes in what is considered one of the most desirable roads in our region. The property is well presented throughout and offers excellent potential to extend the accommodation up into the loft or further extend into the garden, if required. Being offered for sale with no onward chain, the accommodation benefits from combination gas central heating and upvc double glazing and briefly comprises: Entrance porch, hall, lounge, dining kitchen, conservatory, inner hall, two double sized bedrooms and a fabulous shower room. To the outside there are relatively low maintenance gardens to the front, side and rear and a block paved driveway leading to the attached single garage.

Tenure - Freehold
Council Tax Banding - D
EPC Rating - tbc







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	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		
49-54	E		
41-48	F		
31-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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