Harrison Robinson

Estate Agents

24 Browsfield Road, Addingham, LS29 0TF

Guide Price £395,000

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GROUND FLOOR

Entrance Hall
A part glazed timber entrance door with tall, obscure glazed side window opens into a welcoming L shaped entrance hall with doors opening into all the principal rooms. Carpeted flooring, radiator, room for an item of furniture. Useful, walk-in storage cupboard with shelving. A hatch with fitted, pull down ladder gives access to the boarded loft space.

Kitchen
11'1" x 8'6" (3.4 x 2.6)
Very well presented, fitted with a range of white cabinets with complementary worksurfaces and tiled splashbacks. Appliances include electric oven and grill, four ring electric hob with extractor over, and freestanding appliances which include undercounter dishwasher, washing machine and tall fridge freezer, which are available by agreement with our vendors. Inset, stainless steel sink and drainer with chrome taps beneath three, double glazed windows overlooking the front garden and enjoying a direct view of Beamsley Beacon, what a fabulous view to wash up to! Tile effect vinyl flooring, radiator, ceiling lights.

Lounge
16'8" x 15'1" (5.1 x 4.6)
A generously proportioned lounge to the rear of the house with carpeted flooring, radiator and double glazed window overlooking the rear garden. Recently installed, double glazed, uPVC, sliding patio doors also give access to the garden giving this room a lovely outdoor/indoor feel. A focal feature is the coal effect, electric fire set on a marble hearth with white timber surround. There is ample room for comfortable furniture and also a dining table, if desired.

Shower Room
Immaculately presented with low-level W.C., pedestal handbasin with chrome taps and separate shower cubicle with thermostatic shower, folding glazed doors and neutral wall tiling. Vinyl flooring, radiator, extractor. Obscure, double glazed window to front of the property.

Bedroom One
12'9" x 10'5" (3.9 x 3.2)
A lovely double bedroom to the front of the house with carpeted flooring, radiator and double glazed windows overlooking the front garden and also enjoying a direct view across to Beamsley Beacon.

Bedroom Two
11'1" x 10'5" (3.4 x 3.2)
A second double bedroom to the rear of the house with carpeted flooring, radiator and double glazed windows affording a lovely aspect over the pretty rear garden.

Bedroom Three / Dining Room
9'10" x 7'10" (3 x 2.4)
A smaller double bedroom to the rear of the house with carpeted flooring, radiator and double glazed window overlooking the garden. Currently arranged as a formal dining room, this is a most flexible space.

Bathroom
A three-piece house bathroom with low-level W.C., pedestal handbasin with chrome taps and panel bath. Neutral wall tiling with decorative border, tile effect vinyl flooring, radiator. Wall mounted, mirror fronted vanity cupboard, extractor, obscure, double glazed window to front elevation. Deep, recessed cupboard housing the gas central heating boiler and with shelving providing excellent storage.

OUTSIDE

Garden
The bungalow enjoys a delightful, West facing rear garden, predominantly laid to lawn, also with two, good sized, paved patio areas, ideal for outdoor furniture, flowering pots and alfresco dining. The garden has been very well maintained and has mature, attractive shrubs, and flowering plants and trees. Fencing and smart hedging maintain privacy. To the front the property is well set back from the road with a well presented, large foregarden, with areas of lawn, pebbled borders and a stone paved pathway leading to the covered entrance door.

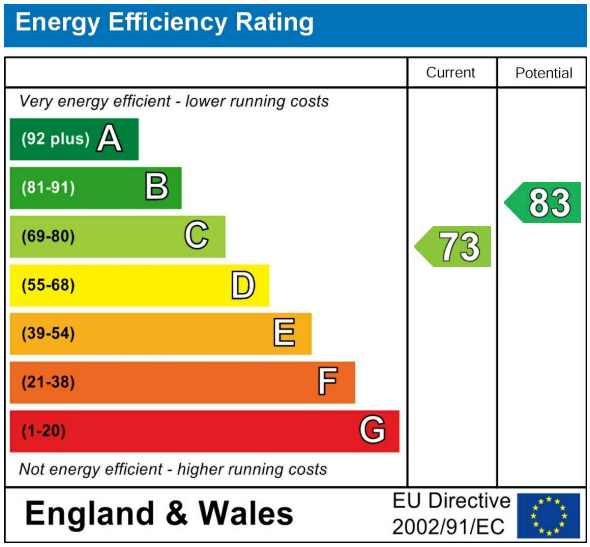
Driveway Parking
A tarmacadam driveway in front of the garage provides off-road parking for two vehicles.

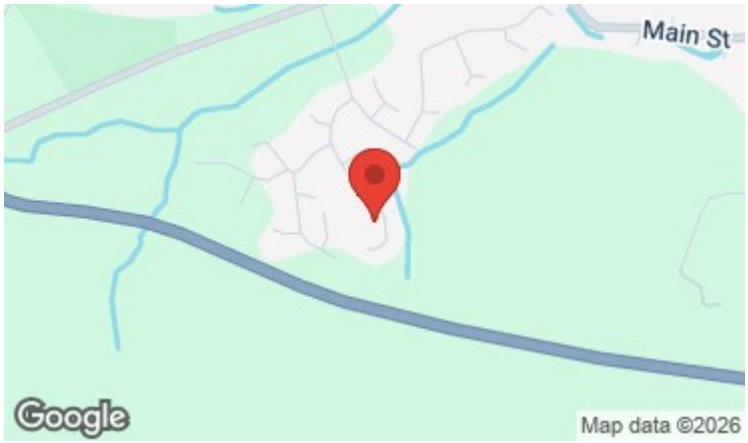
Garage
18'4" x 9'10" (5.6 x 3)
A larger than average, single garage with up and over door, power, lighting and cold water tap. Obscure, double glazed window and and composite door to rear garden. A mezzanine level provides further storage.

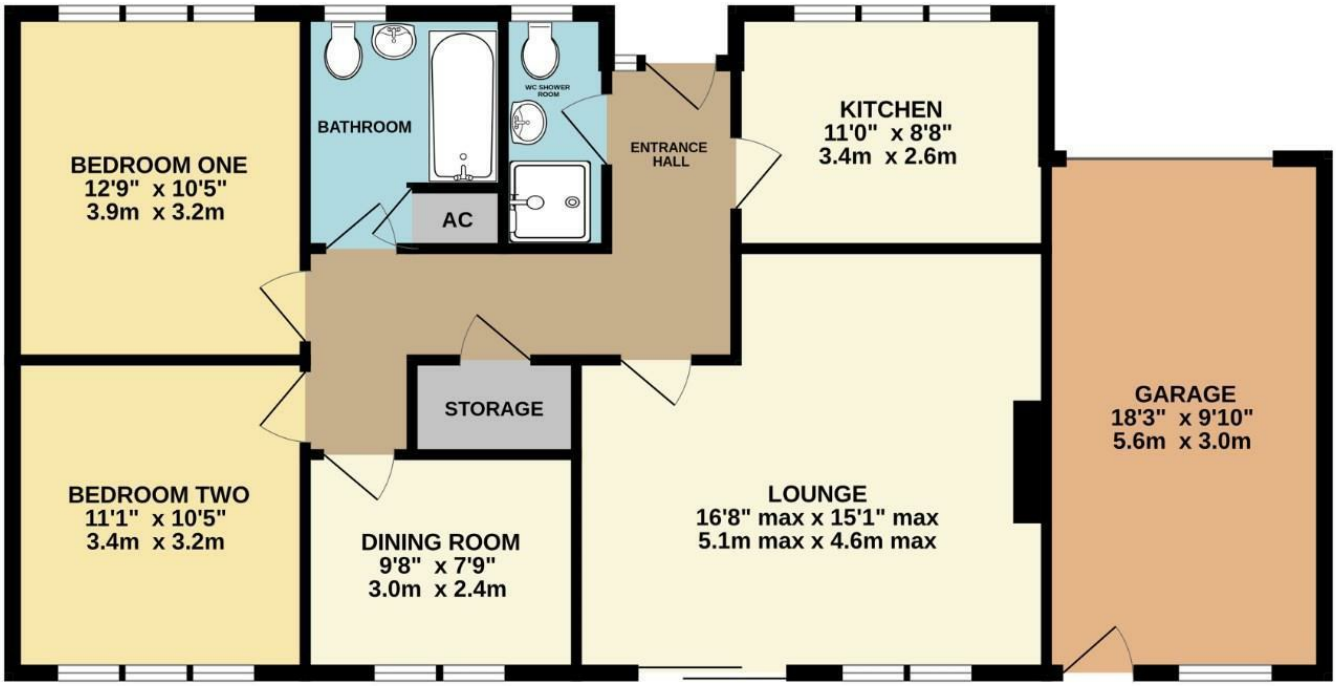
UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
There is Ultrafast Fibre Broadband shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

- ***No Onward Chain***
- Three Double Bedroom Bungalow
- Driveway Parking And Garage
- Bathroom And Shower Room
- Spacious Lounge With Doors To The Garden
- Well Presented And Maintained
- Direct Views Of Beamsley Beacon
- Convenient Village Location
- Pretty Rear Lawned Garden
- Council Tax Band E







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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1026 SQ.FT. (95.3 SQ.M.)

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 operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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