

# Park Row

The proactive estate agent



**Roe Lane, Birkin, Knottingley, WF11 9LR**

**Offers In Excess Of £365,000**



\*\*DETACHED BUNGALOW\*\*TWO BEDROOMS\*\*AMPLE OFF STREET PARKING\*\*DETACHED GARAGE\*\*CONSERVATORY\*\*FRONT AND REAR GARDENS\*\*VILLAGE LOCATION\*\*

Nestled in the tranquil village of Birkin, Knottingley, this charming detached bungalow on Roe Lane offers a perfect blend of comfort and convenience. Spanning an impressive 838 square feet, the property features two well-proportioned bedrooms, making it an ideal home for couples, families, or those seeking a peaceful retirement.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and invites relaxation. The bungalow boasts a well-appointed bathroom, ensuring all your essential needs are met. One of the standout features of this property is the delightful conservatory, which is bathed in natural light and provides a seamless transition to the beautifully maintained rear garden through its sliding doors. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The exterior of the property is equally impressive, with ample off-street parking available for up to five vehicles, complemented by a detached garage for additional storage or workshop space. The front and rear gardens are a true highlight, offering a picturesque setting that enhances the overall appeal of the home.

This bungalow is not just a property; it is a sanctuary in a quiet village location, providing a serene lifestyle while still being within reach of local amenities. Whether you are looking to settle down or seeking a peaceful retreat, this delightful home on Roe Lane is sure to impress.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!



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## GROUND FLOOR ACCOMMOTION

### ENTRANCE

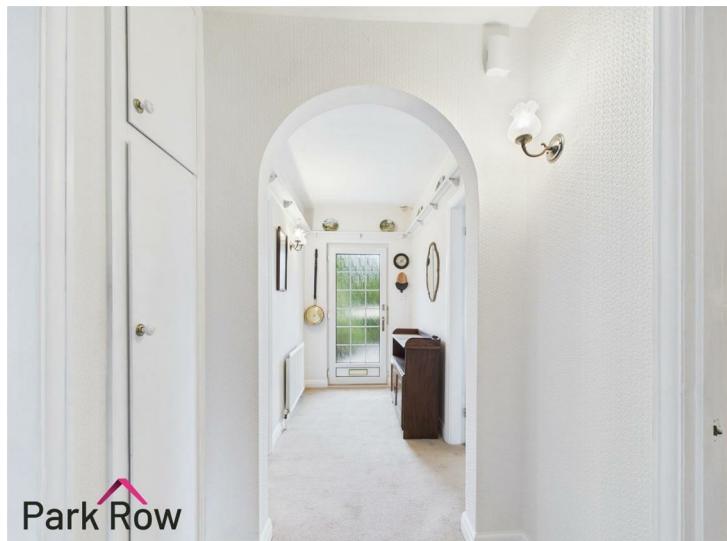
Enter through a double glazed door which leads into;

### ENTRANCE HALLWAY

13'5" x 4'9"



A central heating radiator, a door which leads into a storage cupboard, loft access and further internal doors which lead into;



### LOUNGE

11'4" x 14'11"



A double glazed bay-window to the front elevation, a double glazed window to the side elevation, a central heating radiator and a fireplace.



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**KITCHEN/DINING ROOM**  
12'9" x 14'11"



A double glazed window to the side elevation, wooden wall and base units with under-lighting, a built in double oven, a built in fridge/freezer, a built in washing machine, one and a half grey sink with chrome taps over, roll-edge laminate worktop, an induction hob with a built in extractor fan over, tiled splashback, a central heating radiator and a double glazed sliding door which leads into;



**CONSERVATORY**  
7'7" x 10'9"



A dwarf wall surrounding with double glazed windows above, a polycarbonate roof, a central heating radiator, a double glazed door to the side elevation and a double glazed sliding door which leads out to the rear elevation.



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**BEDROOM ONE**  
11'1" x 10'11"



A double glazed bay-window to the front elevation, a central heating radiator and built in white wooden storage cupboards.

**BEDROOM TWO**  
11'0" x 8'10"



Double glazed windows to the rear and side elevation, a central heating radiator and a built in white wooden storage cupboard.

**FAMILY BATHROOM**  
7'9" x 6'11"



An obscure double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c, a hand basin with chrome taps over set within a white wooden unit with space for storage, a walk in waterfall shower with a glass shower screen, a chrome heated towel radiator, a door which leads into a storage cupboard and is fully tiled floor to ceiling.



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FRONT



EXTERIOR

To the front of the property there is a spacious block paved driveway which leads all along the front of the property and down the left hand side, access to the entrance, access into the garage, borders filled with various mature trees and bushes, further borders filled with decorative stones, perimeter hedging to the front, a perimeter brick built dwarf wall to the right hand side, perimeter wooden fencing to the left hand side, access into the rear garden via the driveway and a paved pathway plus the rest is mainly lawn.



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REAR



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Accessed via the driveway, the pathway from the front at the right hand side of the property or through both doors in the conservatory where you will step out onto; a spacious paved area with space for seating, a paved pathway which leads to a further paved area with more space for seating, space for a greenhouse, an area to the centre of the garden filled with mature shrubs and bushes, other areas filled with various trees and bushes, borders filled with decorative stones, access into the rear of the garage, perimeter wooden fencing to all three sides and the rest is mainly lawn.



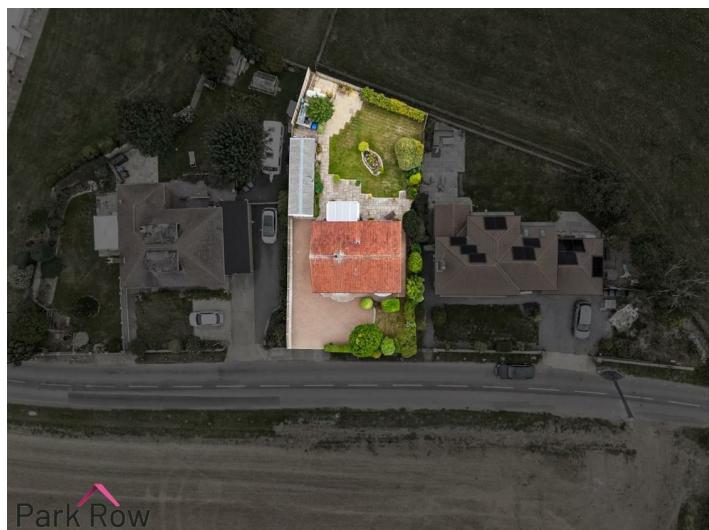
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#### **DETACHED GARAGE**

Accessed via the driveway from the front of the property and includes; lots of space for storage, space and plumbing for a washing machine plus a dryer, and an external door which leads into the rear garden.

#### **HEATING AND APPLIANCES**

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

#### **MAINS UTILITIES, BROADBAND, MOBILE COVERAGE**

Electricity: Mains

Gas: LPG

Sewerage: Septic Tank

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



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Approximate total area<sup>(1)</sup>  
838 ft<sup>2</sup>  
78 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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