







Hilton &  
Horsfall



BB12 7QA

## Byland Close, Simonstone

### Offers In The Region Of £284,950

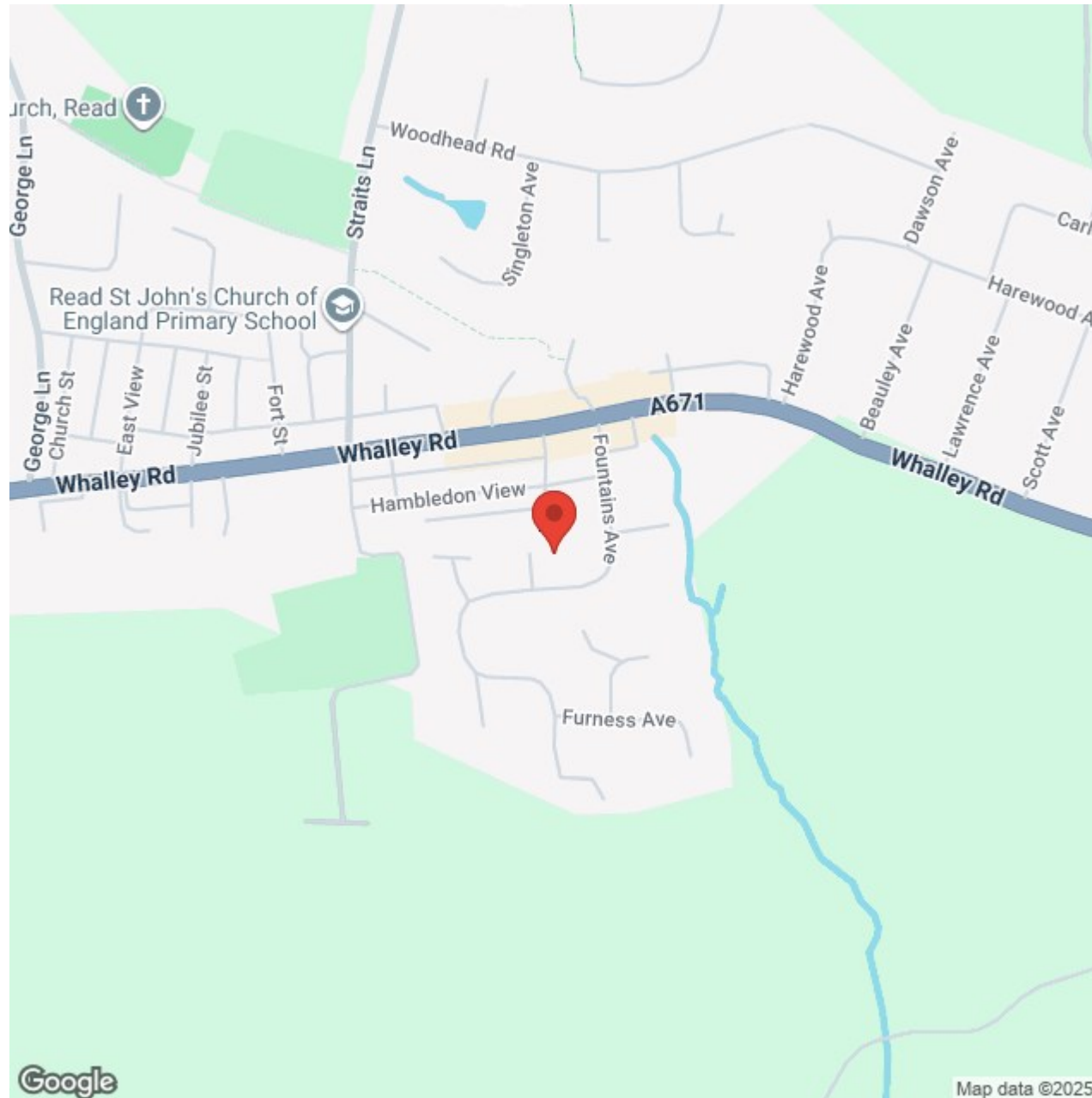
- Detached Bungalow • Modern Shower Room • Two Reception Rooms • Garage & Driveway • Enclosed Rear Garden

Nestled in the charming area of Byland Close, Simonstone, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The modern shower room has been tastefully designed, ensuring a refreshing experience. The layout of the bungalow promotes a sense of openness and light, making it a warm and welcoming home. The property boasts a garage and a driveway, providing parking for up to two vehicles. The rear garden is a lovely outdoor space, perfect for enjoying the fresh air, gardening, or simply unwinding after a long day. With its convenient location and practical features, this property is a wonderful opportunity for anyone looking to settle in a peaceful community. Don't miss the chance to make this charming bungalow your new home.















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## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE HALLWAY

A welcoming entrance hallway with 1x central heating radiator, alarm key pad, storage cupboard and wood frame window and door to the front elevation.

#### LIVING ROOM 15'2" x 11'10" (4.63m x 3.61m )

A family sized living room with space for settees, ceiling rose, ceiling coving, wall feature fireplace with electric fire, television point, telephone point, 1x central heating radiator and uPVC double glazed bay fronted window.

#### DINING ROOM 10'6" x 10'0" (3.22m x 3.06m )

With ample space for a dining table and chairs, 1x central heating radiator, exposed wood ceiling beams, open staircase to the first floor / landing, uPVC double glazed window to the rear elevation and uPVC double glazed glass stained window to the side elevation.

#### KITCHEN 7'3" x 11'1" (2.21m x 3.39m )

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, tiled splash back, under counter fridge and freezer, inset sink with gold mixer tap, integrated dishwasher, plumbing for a washing machine, Brittanica 4 ring induction hob, integrated Miele oven / grill, exposed wood ceiling beams,

recessed LED spotlights and wood frame window and door to the rear elevation.

#### OFFICE ROOM 7'5" x 6'8" (2.28m x 2.05m )

Currently utilised as an office room with space for a desk and chairs, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### SHOWER ROOM

A stunningly modern three piece shower room comprising of: fully tiled flooring and walls, walk in shower cubicle, Villeroy & Boch low level w.c, Villeroy & Boch wash basin on unit, heated chrome towel rack, recessed LED spotlights, air extraction fan, alcove shelves and uPVC double glazed frosted window to the side elevation.

#### FIRST FLOOR / LANDING

On the first floor / landing there is a loft hatch and doors leading through to:

#### BEDROOM ONE 15'3" x 9'5" (4.66m x 2.89m )

A bedroom of double proportions with integrated wardrobes, space for drawers, telephone point, storage into the eaves, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### BEDROOM TWO 9'8" x 12'5" (2.96m x 3.79m )

Another bedroom of double proportions with space for a wardrobe and drawers, sink in vanity unit with gold mixer tap, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### W.C

Comprising of: a low level w.c, pedestal sink with chrome mixer tap, tiled splash back and an air extraction fan.

#### EXTERNALLY

Externally to the front elevation is a lawned area with mature trees, shrubs and flowerbeds and flagged driveway providing ample space for off road parking. To the rear elevation there is an enclosed garden with a laid lawn, outside lighting and water tap, and a flagged patio area with space for garden furniture, Perfect for use during the Spring / Summer months.

#### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/byland-close-simonstone>

#### GARAGE

With ample space for storage and off road parking.

### PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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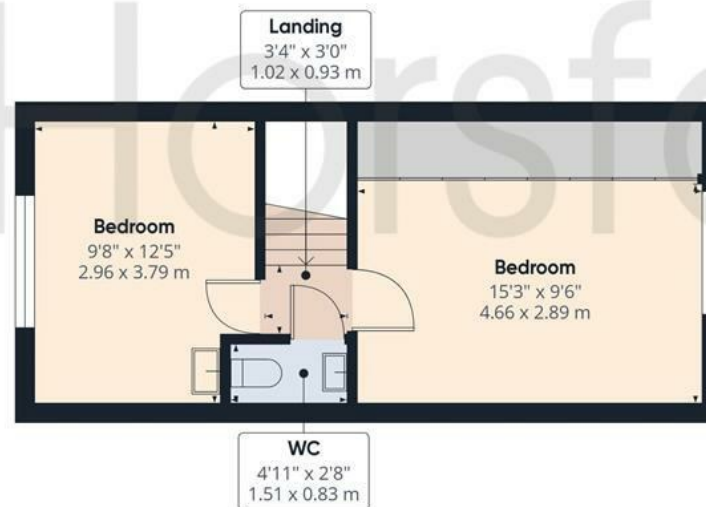


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## OUTSIDE

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**Approximate total area<sup>(1)</sup>**

929.33 ft<sup>2</sup>

86.34 m<sup>2</sup>

**Reduced headroom**

10.08 ft<sup>2</sup>

0.94 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





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