





## PROPERTY DESCRIPTION

This delightful, link detached bungalow is located in a pleasing position, situated in a highly sought after residential area, on the ever popular Monkroyd Estate. Well presented and tastefully finished, this beautiful home has the advantage of being re-roofed in 2023, and has a lovely, recently built summer house in the garden. Providing nicely proportioned living space, this extremely charming abode would be particularly suitable as a retirement home and an early viewing is strongly recommended.

Complemented by pvc double glazing and gas central heating, run by a condensing combination boiler, which was newly installed in 2023, the accommodation briefly comprises, a spacious, light and airy lounge/diner, laid with attractive wood finished laminate flooring, featuring a fireplace, with a remote controlled electric fire and a nice sized kitchen fitted with wood fronted units, granite worktops and an electric cooker. There are two double bedrooms, the largest having French doors opening onto the garden at the rear, and the second with modern built-in wardrobes, which incorporate shelving. The good sized bathroom is stylishly furnished with a modern four piece white suite, including a double sized shower cubicle.

At the front is a lawned garden with a surrounding border and a block paved drive which leads to a carport, providing off road parking space for two cars. The sizeable and extremely useful utility/store room is yet another beneficial attribute, and the low maintenance terraced garden at the rear has decking with a timber shed on the upper levels and is pebble covered with garden borders on the lower level, with a small pond and where the summer house is situated.

## FEATURES

- Delightful Link Detached Bungalow
- Pleasing Cul-de-Sac Position
- Well Presented & Attractively Furbished
- Spacious Lounge/Diner - F'place & Elec. Fire
- Fitted Kitchen with Granite Worktops
- 2 Dble Beds, 1 with Ftd Furniture
- Stylish 4 Pc Bathrm inc. Sep Dble Shwr
- Drive, Car Port & Utility/Store Rm
- Charming GARDEN with Summer House
- PVC DG & GCH New Boiler & Re-Roof 2023





## ROOM DESCRIPTIONS

### Entrance

Attractive, stable style, composite entrance door opening into the kitchen.

### Kitchen

9' 10" x 8' 4" (3.00m x 2.54m)

The light and airy kitchen is fitted with a range of wood fronted, shaker style units, has granite worktops, with matching up-stands, and a one and a half bowl sink, with a mixer tap. It is also fitted with an electric cooker, with a tiled splashback behind the cooker and a stainless steel extractor canopy over, plumbing for a washing machine, a pvc double glazed window, tiled floor and downlights recessed into the pvc panelled ceiling. The gas combination central heating boiler is also housed in the kitchen, concealed in one of the units, and was newly installed in 2023.

### Lounge/Diner

17' 6" x 11' 8" (5.33m x 3.56m)

The very pleasant, good sized lounge allows space for a dining table and is laid with good quality wood finish laminate flooring, has a pvc double glazed window, a radiator and features a stylish fireplace, fitted with a remote controlled electric fire.

### Inner Hallway

Access to the loft space and wall mounted cloak hooks.

### Bedroom One

11' 8" plus recess x 10' 1" (3.56m plus recess x 3.07m)

Having the advantage of pvc double glazed French doors, which open onto the decked patio/garden at the rear, this double room also has a radiator.

### Bedroom Two

9' 11" x 7' 2" to wardrobe fronts (3.02m x 2.18m to wardrobe fronts)

A small double or large single room, with a pvc double glazed window, radiator and built-in wardrobes, incorporating shelving.

### Bathroom

8' 8" x 7' 9" (2.64m x 2.36m)

A decent size and extremely attractively furnished, the stylish, part tiled bathroom is fitted with a four piece white suite, comprising a fully tiled, double size shower cubicle, which has a fixed 'rainfall' style shower head, as well as an additional, flexible hand-held shower head. There is also a bath, a pedestal wash hand basin, with a mixer tap and a vanity mirror above, a w.c., chrome finish radiator/heated towel rail, pvc double glazed, frosted glass window, downlights recessed into the ceiling and built-in shelved cupboards.

### Outside

#### Front

To the front of the bungalow is a lawned garden, with surrounding border and privet hedging. The block paved driveway provides off road parking and then wrought iron gates open into a carport - 15' 8" x 8' 1" (4.78m x 2.46m) - which provides an additional, sheltered off road parking space. There is also an external cold water tap and external lighting.

#### Utility Room/Store

13' 3" x 8' 0" (4.04m x 2.44m)

A particularly useful aspect of the bungalow, located at the back of the carport, which could serve any number of purposes and has electric power and light, pvc double glazed windows in both the front and rear elevations and pvc double glazed doors opening giving access to and from both the garden and the carport.



### Rear

The enclosed garden at the rear is on three levels. The upper two levels have been decked and have raised garden beds and a timber shed. Steps lead down to the lower level, where there is a charming, recently built summer house, a decked area, a pebble covered garden area, with surrounding shrub borders, and a small pond.

### Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, at the T junction turn left and at the mini roundabout go straight ahead into Gisburn Road. Immediately before the second parade of shops on the left, by the Launderette, turn left into Harper Street. Continue to the top of Harper Street, follow the road round to the right into Monkroyd Avenue and then turn first right into Rylstone Drive and the bungalow is on the right.

### Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

### Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

### House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

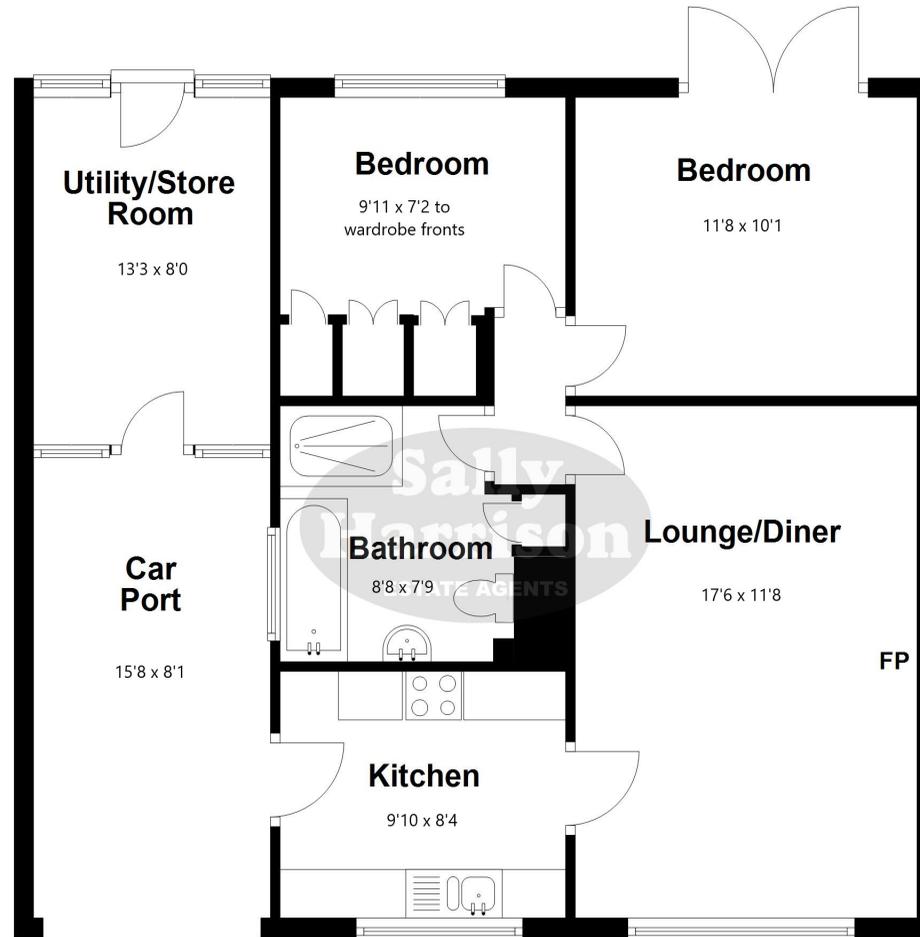
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN

## Ground Floor

Approx. 77.7 sq. metres (836.6 sq. feet)



Total area: approx. 77.7 sq. metres (836.6 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

