



This deceptively spacious detached bungalow on Hunter Road offers a charming blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking a retreat. The inviting lounge and dining area provide an ideal living space whilst the fitted kitchen is both functional and well equipped.

One of the standout features of this home is the conservatory at the rear, which floods the space with natural light and offers a lovely view of the gardens. The outdoor area is well-maintained, providing a serene environment for gardening enthusiasts or those who simply wish to enjoy the fresh air.

In addition to the ample living space, the property boasts a driveway and a garage, ensuring that parking is never a concern. The location is particularly appealing, with easy access to scenic walks along Elloughton Dale, perfect for nature lovers and those who enjoy outdoor activities.

This bungalow presents a wonderful opportunity to embrace a tranquil lifestyle in a village setting, making it a must-see!

GROUND FLOOR

ENTRANCE PORCH

With Upvc entrance door with side panel

L.SHAPED ENTRANCE HALL

With large storage cupboard, radiator

LIVING ROOM/DINER

6.01 x 3.63 (max) (19'8" x 11'10" (max))

A generous size living space the room enjoys a light airy feel courtesy of the french doors and windows which overlook the gardens. Comprises a feature fire surround with inset marble back and hearth, ceiling lights and radiator.

KITCHEN

3.06 x 2.67 (10'0" x 8'9")

Boasting a good range of 'oak style' base, wall and floor units with complimenting work surfaces. One and half bowl single drainer stainless steel sink unit, four ring gas hob with concealed extractor, integrated oven and grill, space for dishwasher, ceramic tiled splashbacks & laminate flooring. Window to rear elevation.

LOBBY & W/C

With storage cupboard, separate low flush W/C and wash hand basin. Access door to the side elevation.

BEDROOM ONE

3.65 x 3.42 (approx) (11'11" x 11'2" (approx))

With a window to the rear elevation. Range of fitted wardrobes, drawers & vanity area.

BEDROOM TWO

2.83 x 2.41 approx (9'3" x 7'10" approx)

With window to the front elevation and built in cupboard.

BEDROOM THREE

3.01 x 2.88 (approx) (9'10" x 9'5" (approx))

Good size room with window to front elevation.

SHOWER ROOM

With three piece suite comprising: shower enclosure with glazed screen, vanity wash hand basin, low flush W/C - Tiled walls and window to the side elevation.

OUTSIDE (front & rear)

The front of the property has been block paved for

ease of maintenance also creating parking space for additional vehicles in the run along the driveway to the attached garage (double). The rear of the property has a southerly aspect mainly laid to lawn with patio area, raised borders and timber boundary fencing.

ADDITIONAL INFORMATION

EPC RATING - D

COUNCIL TAX - BAND D

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

SERVICES

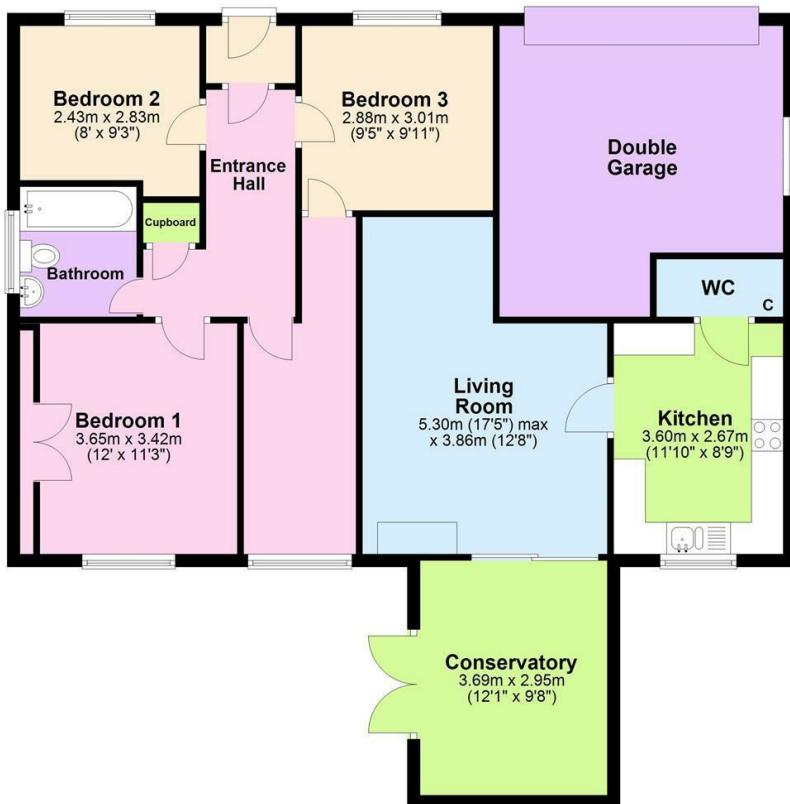
All main services are available or connected to the building.

APPLIANCES

None of the appliances have been tested by the selling agents.



Ground Floor



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.