



Meadow Vale | Outwood | WF1 3TD

£349,999

Three bedroom detached bungalow | Council Tax Band D | EPC Rating D

**Emsleys** | estate agents



\*\*\*RARE OPPORTUNITY. SOUGHT AFTER LOCATION. LARGE ENVIABLE CORNER PLOT.

IMMACULATE THROUGHOUT.\*\*\*

An exquisite detached bungalow offering a rare opportunity to purchase set in a highly sought-after location. This immaculate property exudes an aura of sophistication and elegance, skillfully crafted to accommodate modern standards of living.

Boasting three spacious proportioned bedrooms, the residence beautifully exemplifies contemporary living, all under one roof. Ample natural light illuminates each room, creating a serene ambience ideal for relaxing or entertaining.

The property comes fitted with PVCu double glazing and is fuelled by a gas central heating system, providing comfort and warmth throughout every season. There is one meticulously designed modern fitted kitchen that is accompanied by an array of modern appliances, catering to every culinary need. In addition to this, the bungalow comes with two generously sized reception rooms. These spaces are versatile and can be used according to your imagination, perhaps as a formal dining area, a casual lounge, or as a home office.

A standout feature that separates this home from the rest is the inclusion of outdoor elements. There is beautiful large enclosed garden space perfect for alfresco dining or simply enjoying the tranquil surroundings any time of the year. A single garage further complements the utility of the property, providing secure storage or parking space for your vehicle with two drives.

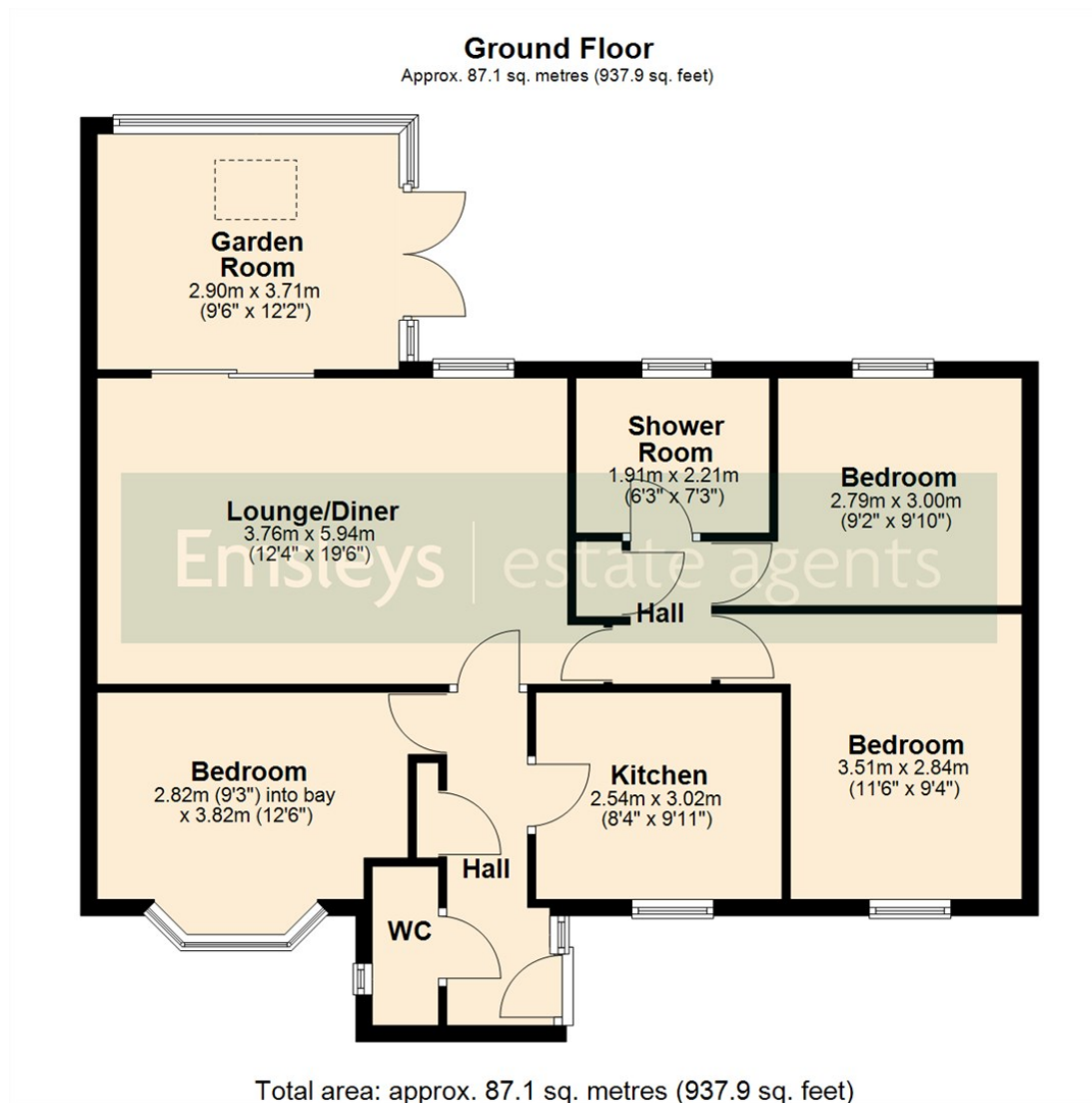
The brilliantly maintained property is in close proximity to public transport links and local amenities, offering exceptional convenience. This detached bungalow is not just a house, but a lifestyle in itself, offering a comfortable and luxurious living experience.











These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



65 Commercial Street | Rothwell | Leeds | LS26 0QD  
t: 0113 201 4040    [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents