



Betteras Hill Road | Hillam | LS25 5HB

£475,000

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

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\*\*\*RARE OPPORTUNITY. SOUGHT AFTER VILLAGE LOCATION. BEAUTIFUL OUTLOOK TO FRONT.\*\*\*

Set in a highly sought-after location and in good condition, this bungalow offers an exceptional living experience with ample space and comfort.

The property offers a versatile layout with three reception rooms, perfect for entertaining guests or for families seeking additional living space. The light-filled, spacious kitchen is a singular feature of this property, ideal for those who enjoy cooking at home with an beautiful outlook to the front.

The bungalow boasts three well-sized bedrooms, offering plenty of space for all the family. The property further benefits from a bathroom, as well as a shower room providing all the essential facilities.

The exterior of the property is as impressive as the interior, with a beautifully maintained garden that offers an excellent outdoor space for relaxation or socialising. The property further benefits from a single garage and additional parking facilities, providing ample space for vehicles. Having an external accessed utility room perfect for those outside jobs, gas central heating and PVCu double glazing.

Located in a desirable neighbourhood known for its green spaces and walking routes, this property offers tranquillity and convenience in equal measure. The great outdoors is just a step away, perfect for those who enjoy nature walks and outdoor activities. Within easy reach of M62/A1 and nearby village schools.

This property is perfect for buyers seeking a home that combines style, practicality, and a fantastic location. The unique features, including ample parking, a single garage, and a garden, add to the appeal of this delightful home. Viewings are highly recommended to appreciate the property's full potential.

### Porch

PVCu double glazed entrance door, side partition frosted unit and glazed internal door to hall.

### Hall

Loft hatch, coving to ceiling cloak/cupboard, radiator and doors to rooms.

### Kitchen 2.97m x 3.71m (9'9" x 12'2")

Having a range of wall and base units with complimentary

worksurfaces, sink and drainer, integrated double oven, electric hob and extractor concealed. Coving to ceiling, PVCu double glazed side entrance door and large PVCu double glazed window to front aspect overlooking field.

### Dining Room/Bedroom 3.23m x 3.33m (10'7" x 10'11")

PVCu double glazed window to front aspect, radiator and coving to ceiling.

### Bedroom 3.99m x 3.33m (13'1" x 10'11")

Fitted wardrobes, PVCu double glazed window to rear aspect, radiator and coving to ceiling.

### Bathroom 1.78m x 3.30m (5'10" x 10'10")

Fully tiled walls, straight panelled bath with shower over, low flush WC, pedestal wash hand basin, bidet, cylinder cupboard, PVCu double glazed frosted window and radiator.

### Lounge 3.66m x 5.38m (12'0" x 17'8")

Two PVCu double glazed windows to rear, two radiators, coving to ceiling, coal effect living flame gas fire with stone surround. Door to hall.

### Hall

Doors to rooms and coving to ceiling.

### Bedroom 3.91m x 3.38m (12'10" x 11'1")

Fitted wardrobes, radiator, coving to ceiling and PVCu double glazed window to side/rear aspect.

### Bedroom 2.92m x 2.29m (9'7" x 7'6")

PVCu double glazed window to side aspect, radiator and coving to ceiling.

### Shower Room

Fully tiled walls and floor, single shower enclosure, low flush WC and pedestal wash hand basin. Radiator and PVCu double glazed frosted window.

### Conservatory 1.42m x 2.62m (4'8" x 8'7")

PVCu double glazed windows and door to rear garden.

### Exterior

To the front is a lawn garden with stone boundary wall to the front having a gated access to the tarmac drive, which

has parking for up to four cars and accesses the single detached garage. The rear is well enclosed with a paved secluded patio area and private lawn garden of a manageable size with surrounding conifers and trees.

### Utility Room 1.96m x 2.29m (6'5" x 7'6")

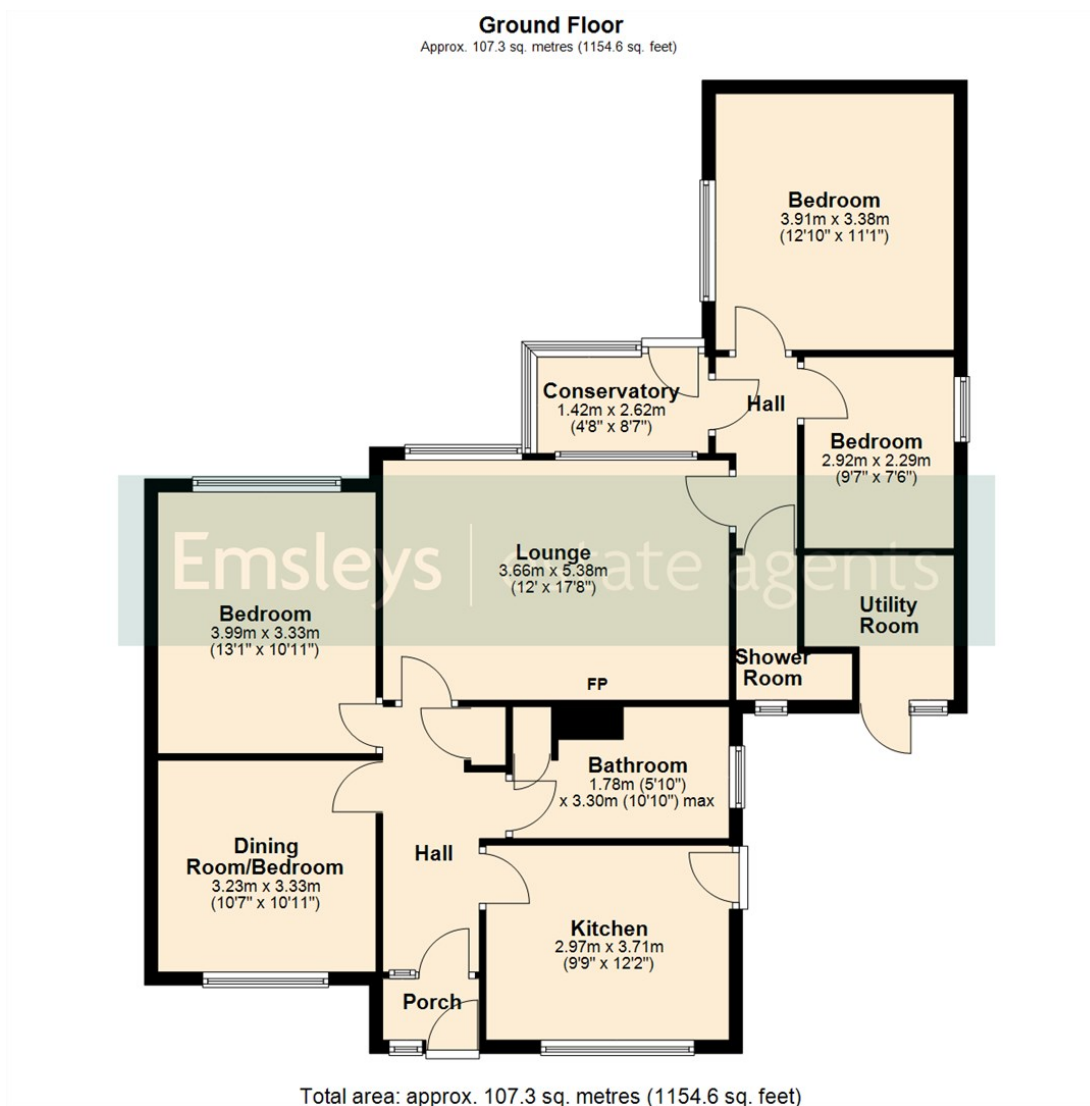
External access with PVCu double glazed door, sink and drainer to base unit, wall units, plumbing for washing machine and space for appliances with PVCu double glazed window.

### Agents notes

The property is serviced via private drains with a septic tank which is typically emptied yearly at a cost £200 according to the vendor.







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.



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