Sugdens
Sales & Lettings

Lindrick Walk, Illingworth

Offers In The Region Of £250,000

* * SEMI DETACHED BUNGALOW * * TWO BEDROOMS * * 22ft LOUNGE / DINER * *
* * READY TO MOVE INTO * * TWO BATH/SHOWER ROOMS * * GARDENS, PARKING & GARAGE * *
This two bedroom semi detached bungalow would be of particular interest to anybody downsizing or a young family and offers 'ready to move into' accommodation.
Locally there are well regarded schools, stunning rural walks, village pubs and a farm shop all close by.
Benefits from a modern fitted kitchen, two bath/shower rooms and a 22ft lounge/diner.
The accommodation briefly comprises of a kitchen, lounge/diner, two bedrooms, house bathroom and a further shower room.
To the outside there are well maintained gardens with a driveway leading to a single garage.

Kitchen
14'4" x 8'9" (4.37m" x 2.67m")
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven & hob with extractor, integrated dishwasher and auto washer.

Lounge / Diner
22'9" x 10'9" (6.93m" x 3.28m")
Wall mounted inset gas fire and radiator.

Bathroom
Modern three piece suite comprising panelled bath, low flush wc, pedestal wash basin and radiator.

Bedroom One
16'2" x 10'9" (4.93m" x 3.28m")
With radiator.

Bedroom Two
8'8" x 9'0" (2.64m" x 2.74m")
With radiator and upvc door leading to rear.

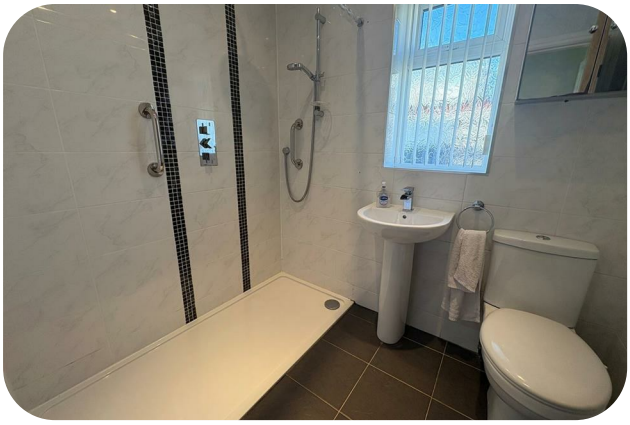
Shower Room
Comprising walk-in shower, low flush wc, pedestal wash basin and radiator.

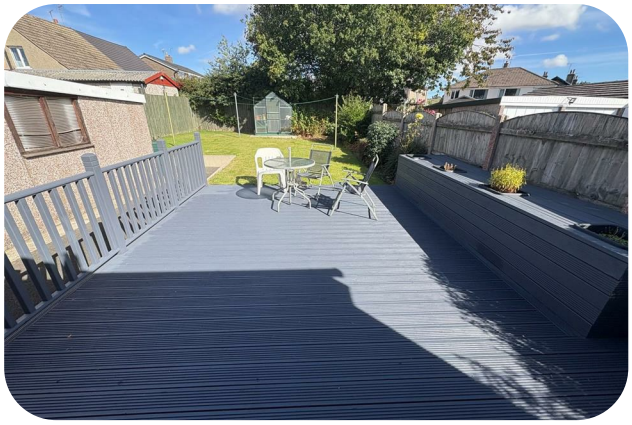
Exterior
To the outside there are gardens front and rear, together with a driveway leading to single garage.

Directions
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644 for 1.2 miles, turn left onto Green Ln, continue onto Bradshaw Ln, take the slight left onto Riley Ln, right onto Lindrick Way, left onto Lindrick Walk and the property will be seen displayed via our For Sale board.

Council Tax Band
B

Tenure
FREEHOLD





Lindrick Walk, HX2

Approximate Gross Internal Area = 74.3 sq m / 800 sq ft

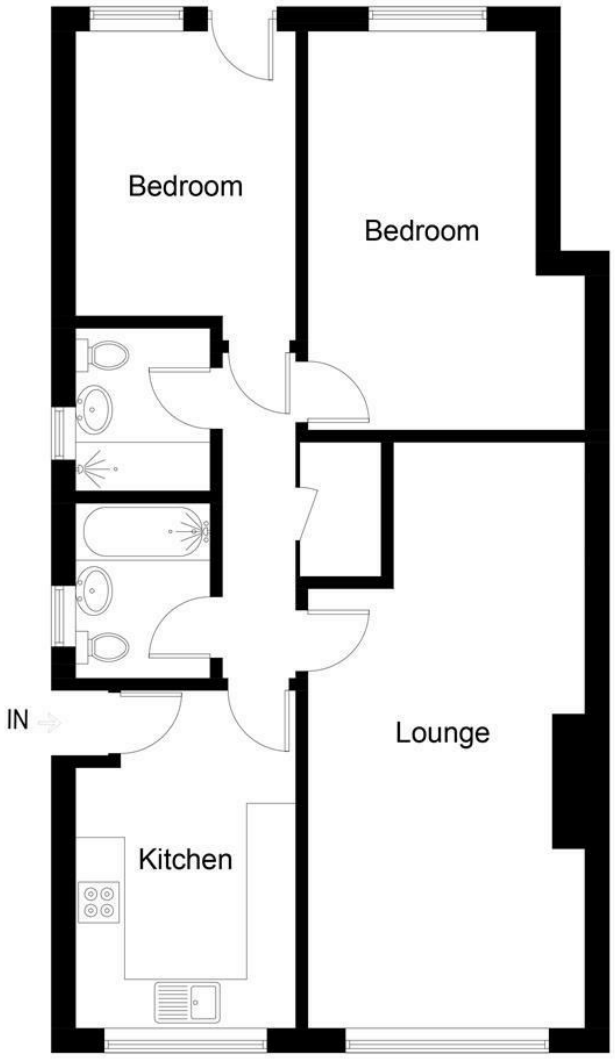
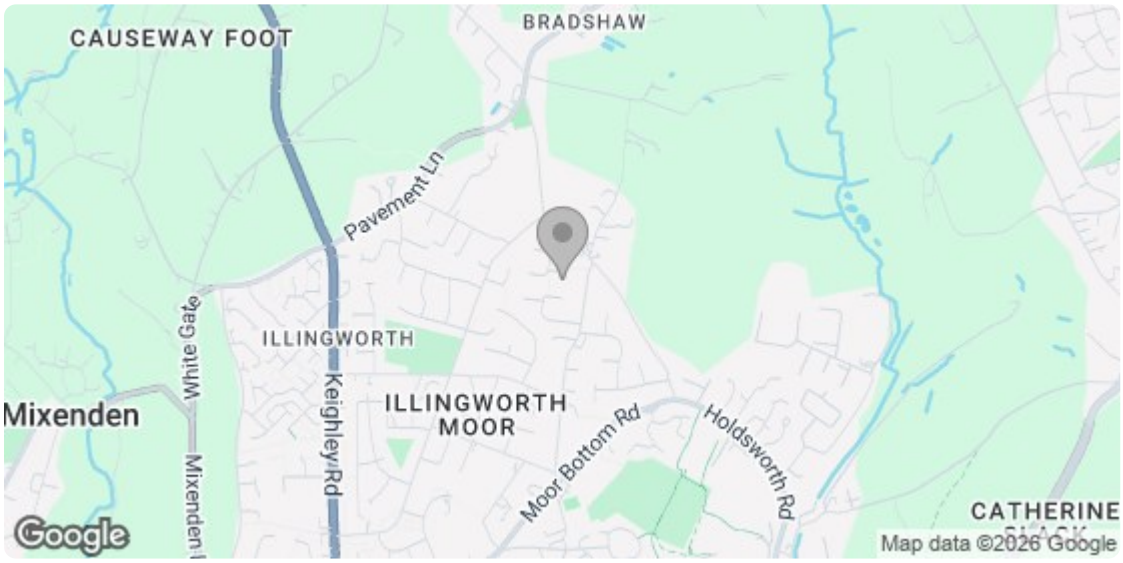
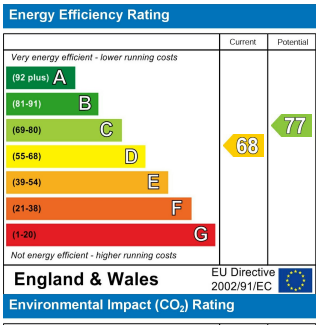


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1240419)





Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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