



**Burton Acres Way, Kirkburton**

**PRICE: £250,000**

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- MODERN KITCHEN & BATHROOM
- FRONT & REAR GARDENS
- DETACHED SINGLE GARAGE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES

An exceptionally well presented & well proportioned two bedroom semi detached bungalow set in a sought after area with fantastic transport links & within a short distance of local amenities & services.

Viewing: Contact the agents

Draft brochure - awaiting approval

Appointment date/time:



## Accommodation Comprises

An exceptionally well presented & well proportioned two bedroom semi detached bungalow set in a sought after area with fantastic transport links & within a short distance of local amenities & services.

Accommodation briefly comprises, entrance hall, kitchen, lounge/diner, two bedrooms & family bathroom. The property benefits from front & rear gardens, a detached single garage and off road parking for multiple vehicles.

A Upvc entrance door opens to the right hand side of the property, which gives access to the hallway.

### HALLWAY

The hallway gives access to two bedrooms, the lounge/dining room, kitchen and family bathroom. There is also a useful storage cupboard which houses the central heating boiler and access to the loft space.

### KITCHEN

9' 5" x 13' 4" (2.87m x 4.06m)

A well proportioned kitchen situated to the front elevation of the property, having large dual aspect double glazed windows inviting in good levels of natural light and commanding a delightful outlook over the garden. The kitchen is presented with a range of base and wall units, with a work surface which incorporates a stainless steel sink and drainer unit with a mixer tap over. A complement of appliances include a double oven, an integrated microwave, a five ring gas hob with an extraction unit over, a dishwasher and a fridge freezer. There is plumbing for an automatic washing machine and a useful storage cupboard/pantry. The room has spot lighting to the ceiling and a radiator.

### LOUNGE/DINING ROOM

16' 3" x 11' 11" (4.95m x 3.63m)

A generous room located to the front of the property finished in neutral colours, having large double glazed windows allowing in good levels of natural light and a radiator. The focal point of the room is a feature fireplace with a marble effect surround and hearth which is home to a Living Flame gas fire.

### BATHROOM

Presented with a three piece suite in white comprising a panelled bath with an electric shower over, a low flush W.C and a pedestal wash hand basin. There is partial tiling to the walls, a laminate floor, inset spot lighting to the ceiling, a chrome towel radiator and a side facing obscure double glazed window.

### BEDROOM ONE

11' 4" x 11' 1" (3.45m x 3.38m)

A well proportioned double bedroom situated to the rear of the property, having a central heating radiator and a large double glazed window allowing in good levels of natural light and commanding a delightful outlook over the rear garden.

### BEDROOM TWO

8' 5" x 8' 9" (2.57m x 2.67m)

A single room situated to the rear elevation of the property, having a radiator and a large double glazed window commanding a delightful outlook over the garden.

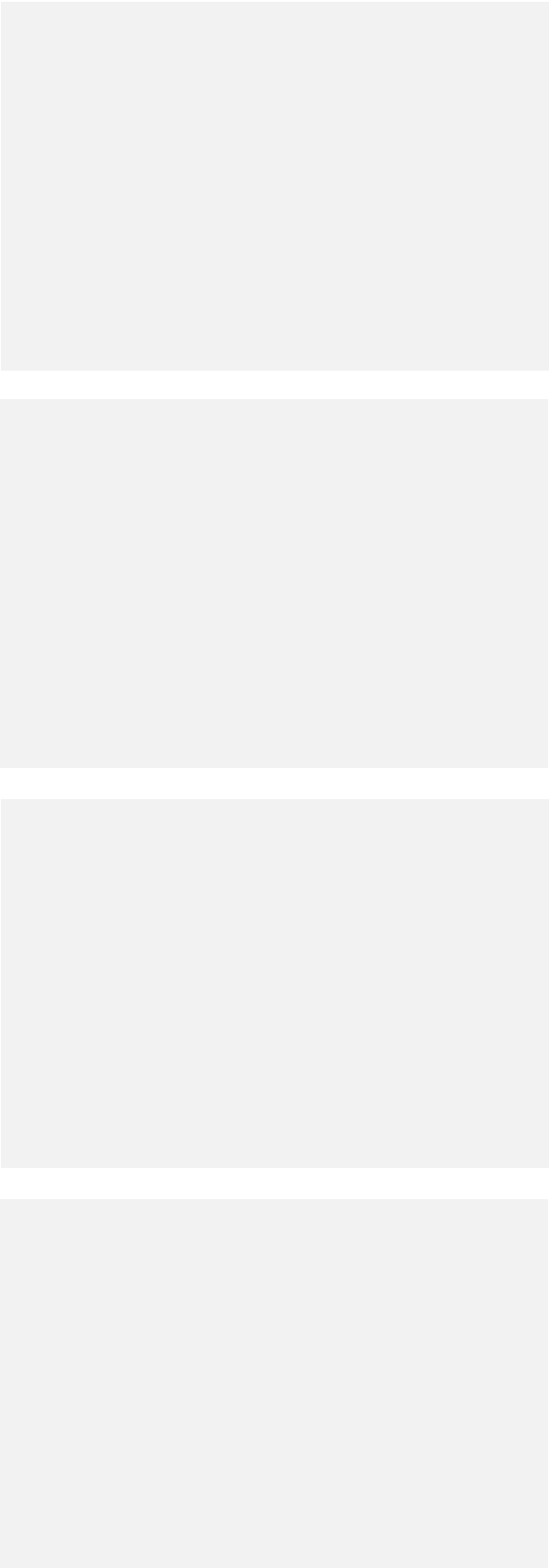
### EXTERNALLY

To the front aspect of the property is a driveway providing off road parking for multiple vehicles and giving access to the garage. There is an open plan garden which has a lawn having slated borders with established shrubs and plants. The rear garden is accessed through a gate to the side near the garage. The rear garden is a low maintenance enclosed garden, being mainly paved, with established shrub and tree lined borders with a walled boundary to the rear.

### GARAGE

A detached single garage with power, lighting and an up and over entrance door and a personal door giving access to the garden..



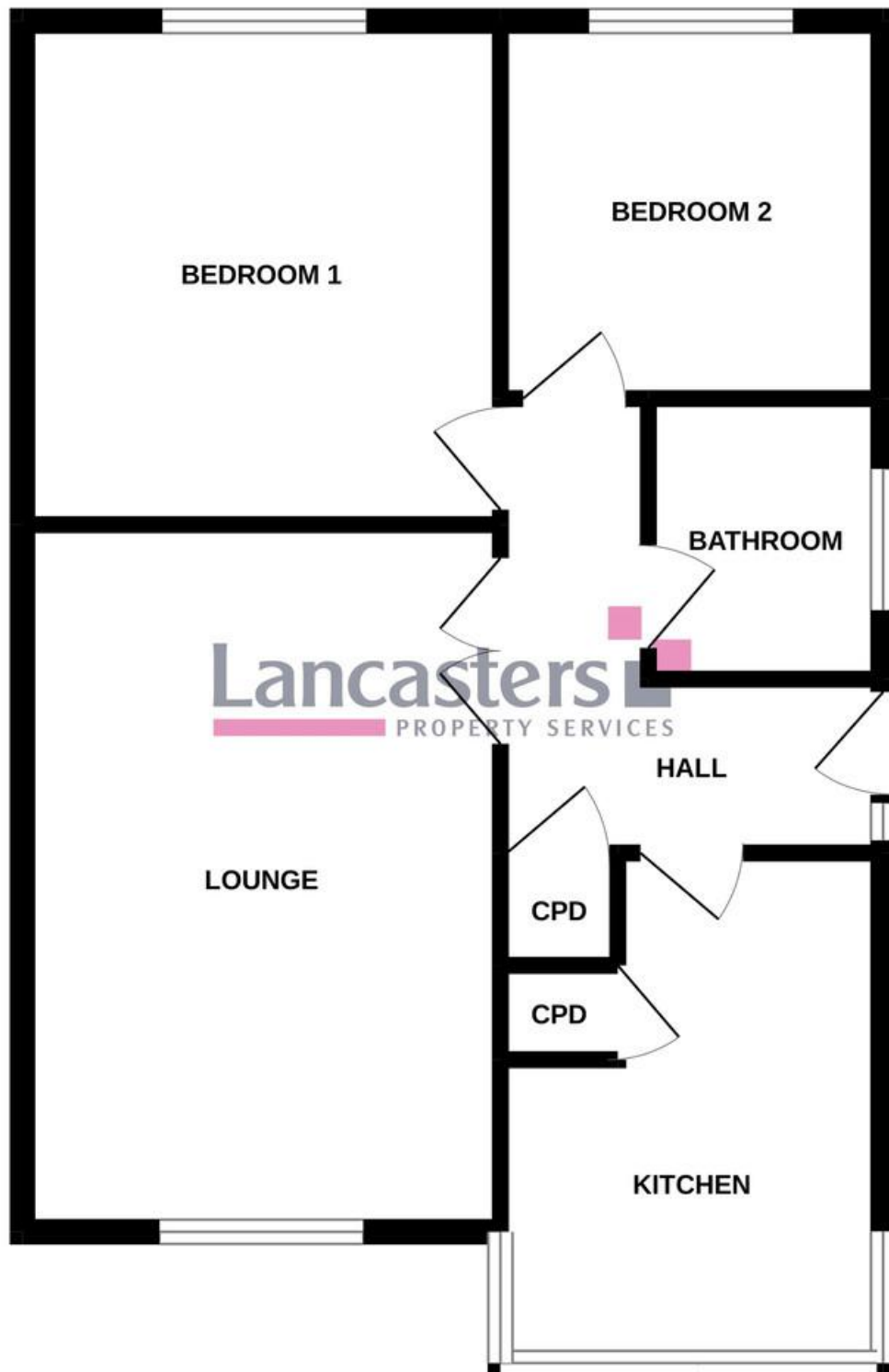


**IMPORTANT NOTE**

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

## FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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