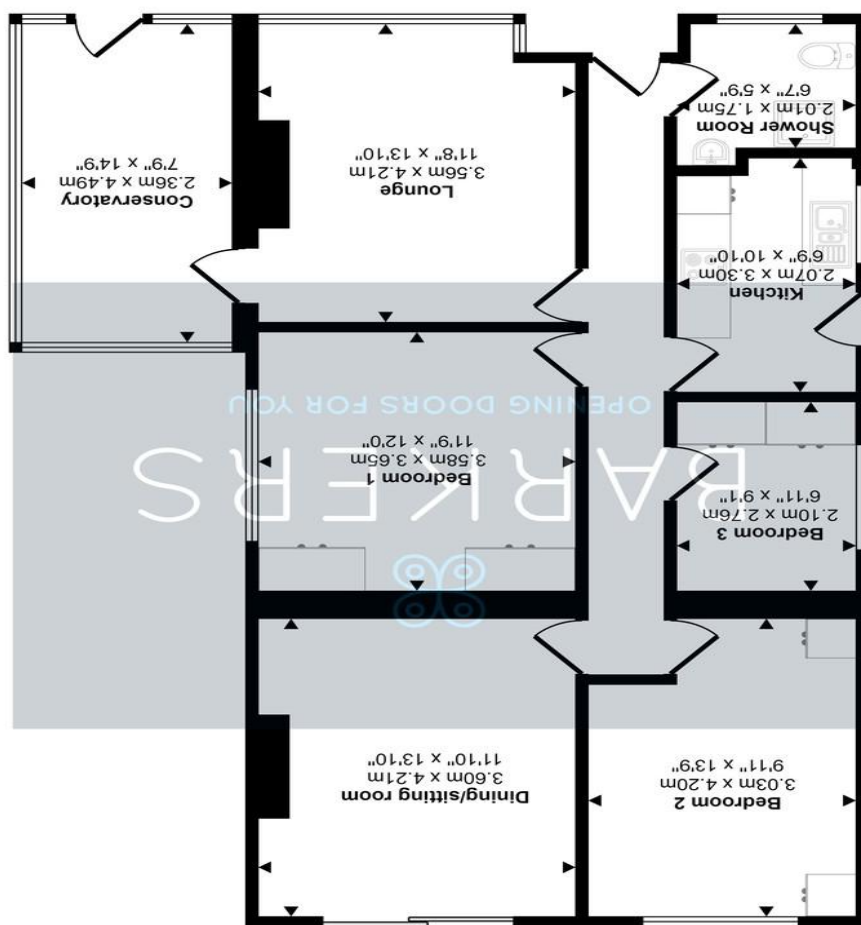


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Floorplan



Approx Gross Internal Area  
96 sq m / 1038 sq ft

Score	Energy rating	Potential
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	47 E
21-38	F	
1-20	G	74 C



**BARKERS**  
Select Collection

## 333 Whitehall Road West

Hunsworth, BD19 4BN

Offers Over £375,000

- DETACHED BUNGALOW
- OFFERED FOR SALE WITH NO CHAIN
- KITCHEN, LOUNGE
- DINING/SITTING ROOM
- CONSERVATORY
- MODERN SHOWER ROOM
- LARGE DRIVEWAY
- GARDENS FRONT AND REAR
- GARAGE
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING



# Full Description

## DESCRIPTION

We are delighted to offer to the market this delightful detached bungalow which occupies a substantial, well maintained plot with uPVC double glazing and gas fired central heating. Ideally situated within easy access to local amenities, M62 motorway network and local schools. The accommodation briefly comprises: Entrance hall, kitchen, lounge, conservatory, dining/sitting room, modern shower room and three bedrooms. To the front of the property there is a large gated driveway which provides private parking for several vehicles leading to a detached garage. There is a large lawned garden to the front with planted borders whilst to the rear there is an artificial grassed lawn with slate chipped borders, mature hedging and patio area ideal for outside entertaining.

## ENTRANCE HALL

Part glazed uPVC front door leading into the entrance hall with vinyl flooring and doors leading off into shower room, kitchen, lounge, three bedrooms and dining/sitting room.

## SHOWER ROOM

6' 7" x 5' 9" (2.01m x 1.75m)

Fitted with modern three piece white suite comprising low flush WC, inset hand wash basin with vanity unit, shower cubicle, chrome towel rail, vinyl flooring, fully tiled walls, ceiling spotlights.

## LOUNGE

11' 8" x 13' 10" (3.56m x 4.22m)

With vinyl flooring, living flame gas fire in surround, door leading into the conservatory.

## CONSERVATORY

7' 9" x 14' 9" (2.36m x 4.5m)

With laminate flooring, door to front garden, wall lights.

## KITCHEN

6' 9" x 10' 10" (2.06m x 3.3m)

Fitted with wall and base units with complementary work surfaces, splashback tiling and an inset one and half bowl sink with a mixer tap. Double electric eye level oven, electric hob with a built in extractor over, space for fridge/freezer, vinyl flooring and a part glazed uPVC door to side elevation.

## DINING/SITTING ROOM

11' 10" x 13' 10" (3.61m x 4.22m)

Fitted with fireplace with living flame gas fire, wall lights, sliding patio doors leading out into the rear garden.

## BEDROOM ONE

11' 9" x 12' 0" (3.58m x 3.66m)

Double bedroom with fitted wardrobes, cupboards and dressing table.



## BEDROOM TWO

9' 11" x 13' 9" (3.02m x 4.19m)

Double bedroom with fitted wardrobes, vinyl flooring.

## BEDROOM THREE

6' 11" x 9' 1" (2.11m x 2.77m)

Fitted with wardrobes, cupboards and a built in single bed, vinyl flooring.

## EXTERIOR

To the front of the property there is a large gated driveway which provides private parking for several vehicles leading to a detached garage. There is a large lawned garden to the front with planted borders whilst to the rear there is an artificial grassed lawn with slate chipped borders, mature hedging and patio area ideal for outside entertaining.

## DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royd Walk then turn right onto Whitehall Road/A58 then left onto Kilroyd Drive where the property will be identified by our For Sale board.

## ADDITIONAL INFORMATION

Council Tax Band: D

Tenure: Freehold

