



**HOUSE STYLE**

Detached brick built bungalow

**RECEPTION ROOMS**

1

**BEDROOMS**

3

**EPC RATING**

TBC

Garage plus off-road parking

**EXCELLENT RECENTLY RENOVATED THREE BED DETACHED BUNGALOW FOR THE DISCERNING TENANT - LARGE GARDEN - HIGH STANDARD OF APPOINTMENT TO KITCHEN AND BATHROOM - ATTACHED GARAGE AND OFF-STREET PARKING - CLOSE TO LOCAL FACILITIES**

**DESCRIPTION** This stunning detached bungalow has recently been the subject of a detailed Scheme of Renovation and re-appointment and is now presented throughout to an extremely high standard. It has been fully re-wired, a new central heating system has been installed, new floor coverings and fresh decoration is evidenced throughout and the property also displays a very high level of appointment to both the kitchen and bathroom. It also offers extremely generous gardens to the rear, which will prove ideal for the tenant with younger children. Should the successful tenant, however, not wish for such a generous garden, our landlord client is happy to sub-divide the rear garden to offer a smaller lawned area.

**£1,100 pcm**



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## Property Details



### GROUND FLOOR GENEROUS SIDE ENTRANCE VESTIBULE:

This area gives access to a useful store and also provides secure internal access to the attached garage.

### ENTRANCE HALL:

With lovely oak effect laminate flooring and also a radiator.



### LOUNGE/DINING ROOM: 20' x 12'5"

A very generous Principal Reception Room displaying a number of downlighters and also a feature fireplace with oak mantel and marble hearth.

### KITCHEN: 9'9" x 8'4"

Beautifully presented, having an extensive range of newly installed units to base and eye level complemented by an expanse of granite worktop surfaces with inset sink. There is tiling to the splashback surrounds, a number of downlighters to the ceiling, ladder style heated chrome towel rail, oak effect flooring and also a range of integrated appliances is provided which include a Bosch oven and grill, four-ring hob with extractor canopy over and washing machine.



### INNER HALLWAY:

Accessed via a short staircase, this area is heated by a radiator whilst drop down ladders give access to a very useful loft area.





**BEDROOM ONE:** 13'3" x 10'1"

With rear facing window and single panel radiator.

**BEDROOM TWO:** 14'1" x 10'6"

Once again set to the rear elevation and heated by a radiator.

**BEDROOM THREE:** 9'7" x 8'1"

With single panel radiator and rear facing window.



**BATHROOM:** 9'5" x 6'8"

Beautifully presented, displaying full height tiling to the walls with further floor tiling and providing a four piece suite in white comprising of a roll top bath, low flush WC, vanity wash hand basin with cupboard beneath and generous shower cubicle having a thermostatic cascade shower.



**OUTSIDE** There is an open plan lawned garden to the front whilst a driveway provides off-street parking and leads in turn to the attached single garage with up and over door and light and power supplies. To the rear is a very generous principally lawned garden particularly suited to the keen gardener or family tenant with younger children.

**SERVICES** All mains are laid to the property.

**HEATING** A gas fired heating system is installed.

**DOUBLE GLAZING** The property benefits from uPVC sealed unit double glazing.

**LANDLORD'S STIPULATIONS** The landlord stipulates that there should be no smokers or pets in the property.

**DIRECTIONS** Postcode: S71 5LE - for SatNav purposes.







**For further information please contact our office on 01226 767766, view our website [www.butcherez.co.uk](http://www.butcherez.co.uk), see us on [www.twitter.com/butcherez](https://www.twitter.com/butcherez) or email us at [penistone@butcherez.co.uk](mailto:penistone@butcherez.co.uk)**

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