A WELL APPOINTED, FIVE BEDROOMED TRUE BUNGALOW, LOCATED IN THE HIGHLY DESIRABLE AREA OF LOWER CUMBERWORTH, OFFERING A WEALTH OF ACCOMMODATION AND HAVING BEEN FINISHED TO A HIGH STANDARD, INTERNAL VIEWINGS ARE HIGHLY ADVISED. IDEAL FOR A GROWING FAMILY, WITH DRIVEWAY FOR FOUR VEHICLES AND IN THE CATCHMENT FOR WELL REGARDED LOCAL SCHOOLING. BOASTING A FANTASTIC OPEN-PLAN DINING-KITCHEN ROOM WITH BI-FOLD DOORS LEADING TO THE PATIO, LIVING ROOM WITH FITTED MEDIA SUITE AND CONCEALED SPEAKER CABLELING AND OAK DOORS WITH OAK ARCHITRAVES AND SKIRTING. The property in brief comprises of entrance hallway, fantastic open-plan dining-kitchen (21'08" X 19'06" approx), living room, five bedrooms, two with en-suite facilities and the house bathroom. Externally is a driveway providing off street parking, a side patio with vegetable patches and a generous rear garden with lawn, patio and hard standing for a Summer house. EPC rating D.

**Offers around £450,000**
ENTRANCE HALL
Enter into the property through a oak glazed front door into the entrance hall with obscure glass and leaded detailing and adjoining glazed window. The entrance hall features oak skirting, doors and architraves there is inset sensor spot lighting to the skirting, karndean flooring, decorative coving to the ceilings with inset spot lighting and a column radiator. The entrance hall provides access to the rest of the property accommodation through oak doors with Italian custom made door handles. It also benefits from a cloaks cupboard.

DINING KITCHEN ROOM
21'8x19'6 (6.60m X 5.94m)
The dual aspect dining kitchen room benefits from a wealth of natural light which stems through the two banks of double glazed windows to the front elevation and the double glazed bi-folding doors to the rear with inbuilt magnetic blinds. It features a range of fitted wall and base units with oak shaker style cupboard fronts and complimentary work surfaces over, incorporating a one and a half bowl sink unit with brushed steel mixer tap. There is a built-in five ring gas hob with ceramic splash back and cooker hood over and a built in electric fan assisted oven and adjoining grill. There are built-in appliances such as the integral fridge, washing machine, dishwasher and vented tumble drier. It also benefits from corner carousel units, pull out larder units with soft close drawers. It also houses the central heating boiler. There is a breakfast island providing further dining accommodation with drawers and cupboards and space saving electric sockets, the work surfaces are corian worktops with matching splashback that carry on into the window sills to the front elevation. Karndean flooring continues through from the entrance hall, there is inset spot lighting to the ceilings, three ceiling light points over the dining area, one vertical and one horizontal column radiator and a pantry providing further storage.
**LIVING ROOM**  
19'4"x13'10" (5.89m X 4.22m)  
The living room is accessed from the entrance hall via oak doors with inset glazed panels with obscure glass, it features inset spotlighting to the ceilings, a column radiator, double glazed bi-folding doors with in-built magnetic blinds leading out onto the flagged patio. There is a further vertical standing column radiator. The focal point of the room is the fitted media suite with space for a flat screen TV and surround sound, there is inbuilt ambient lighting and a gas fireplace. The living room also has concealed speaker cabling.

![Living Room Image](image)

**BEDROOM ONE**  
18'5"x11'0" (5.61m X 3.35m)  
A double bedroom with ample space for freestanding furniture, it features fitted wardrobes with adjoining bed side tables, inset spotlighting to the ceilings, a bank of double glazed windows to the side elevation, a radiator, fitted dresser unit with drawers and it benefits from en-suite facilities.

![Bedroom One Image](image)
EN-SUITE SHOWER ROOM
6'0X5'9 (1.83m X 1.75m)
Features a white three piece suite comprising of a low level w.c. with push button flush and hidden cistern, a wash hand basin with chrome mixer tap and vanity unit under and a step in shower cubicle with thermostatic shower. There are tiled walls, panelled ceiling with inset spotlighting and extractor fan, a double glazed window with obscure glass to the side elevation and fitted cupboards and a column radiator with chrome towel rail.

BEDROOM TWO
13'10X10'2 (4.22m X 3.10m)
A double bedroom with ample space for freestanding furniture, it features a double glazed window to the side elevation, a column radiator, a loft hatch which provides access to the loft space and it also benefits from en-suite facilities.
EN-SUITE SHOWER ROOM
7’3”X3’3” (2.21m X 0.99m)
The en-suite shower room features a white three piece suite comprising of a low level w.c. with push button flush, a wash handbasin with chrome mixer tap and vanity unit under and a step in shower cubicle with thermostatic shower and rainfall shower head. There is inset spot lighting to the ceilings and extractor fan, tiled flooring and tiled cubicle surround, a chrome heated towel rail and a double glazed window with obscure glass to the side elevation.

BEDROOM THREE
13’6”X11’0” (4.11m X 3.35m)
A double bedroom with ample space for freestanding furniture, it features a bank of double glazed windows to the side elevation, a radiator, two ceiling light points and a walk in wardrobe.

WALK-IN WARDROBE
6’3”X4’0” (1.91m X 1.22m)
The walk-in wardrobe features inset spotlighting, shelving and hanging rails.
**BEDROOM FOUR**
11'0"x10'5" (3.35m x 3.18m)
A double bedroom with ample space for freestanding furniture featuring a bank of double glazed windows to the side elevation, a column radiator and a ceiling light.

**BEDROOM FIVE**
10'0"x8'6" (3.05m x 2.59m)
Can accommodate a double bed with space for freestanding furniture, can also be utilised as a spacious nursery or home office, it features a double glazed window to the side elevation, a radiator and a ceiling light point.
HOUSE BATHROOM
6'8"X8'5" (2.03m X 2.57m)
The house bathroom features a white three piece suite comprising of a P shaped panel bath with thermostatic shower over, a low level w.c. and a Belfast style sink unit with vanity unit under and chrome mixer tap. There are part tiled walls, tiled flooring, inset spotnulling into the ceilings and an extractor fan, a column radiator with chrome heated towel rail and a electric velux double glazed window to the side elevation with rain fall sensor, there is also underfloor heating.

EXTERNAL
The property is accessed via a gated driveway featuring electric double gates which have a intercom and fob system, the driveway sweeps down past a gravelled parking area which provides off street parking for multiple vehicles, there is a raised flower bed and the driveway sweeps infront of the neighbouring property and the subject property.

FRONT EXTERNAL
To the front the property features raised flower beds and shrubbed borders, there is a flagged patio pathway leading round the front and side of the house there is a tarmacadam driveway providing off street parking for up to four vehicles, a external tap, external electric socket and flood lighting to the front.

SIDE EXTERNAL
Following the flagged pathway round the side of the property there is a flagged patio to the side which can be utilised as a hard standing for a garden shed, there is also flood lighting.
REAR EXTERNAL
To the rear again is a flagged hard standing with space for two substantial garden sheds with two raised vegetable patches, following the pathway round to the rear of the property there are two tiers, the lower tier being predominantly flagged ideal for Al Fresco dining and BBQ'ing, the upper tier is a predominantly lawned area with a concrete hardstanding with near by electric supply ready for a summer house, there are conifer and fenced boundaries, external lighting, flood lighting and a further external tap.

VIEWING:
For an appointment to view, please contact the Kirkburton Office on 01484 603399

DIRECTIONS

BOUNDARY OWNERSHIP
The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Sketch Plan for illustrative purposes only.

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7 DAYS A WEEK
Monday to Friday - 8:45 am to 5:30 pm
Saturday - 9:00 am - 4.30 pm
Sunday - 11:00 am - 4:00 pm

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