

BOULTONS

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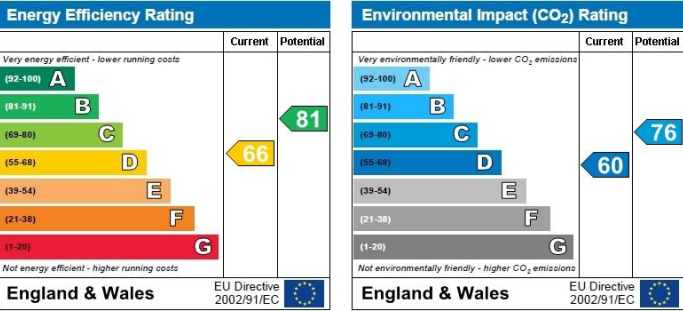
18 CORNMARKET
PONTEFRAC
WF8 1BJ
01977 781270

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029

155 NORTH ROAD
KIRKBURTON
HD8 0RR
01484 606007



BOULTONS ESTATE AGENTS FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE
Plan produced using PlanUp.



CHARTERED SURVEYORS

AUCTIONEERS

ESTATE AGENTS

VALUERS

LETTING AND MANAGEMENT SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk



Water Lane
Eggborough DN14 0PH

Offers over
£239,950

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CHARTERED SURVEYORS

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Tucked away in a lovely position that is well set back from the main flow of traffic and Occupying a truly remarkable plot that would ideally suit those requiring extensive outside space.

Immaculately presented and well-proportioned accommodation set out all on one single floor as a true bungalow that is large enough for a family or most suitable for down-sizers looking for larger living accommodation and grounds to match. Conveniently positioned for the daily amenities close at hand and ease of access to the regional motorway infrastructure nearby. Viewing is recommended to appreciate the accommodation on offer which comprises: generous reception hall, lounge, dining room, kitchen, conservatory, 3 double bedrooms, bathroom and a larger than average attached garage with a utility area. Outside the aforementioned extensive parking and gardens surround the property.

RECEPTION HALL

15' x 7'6" (4.57m x 2.29m)

In good decorative order with dado rail, coving and laminate flooring in a grey limed oak style. Central heating radiator,

LIVING AREA

20'9" x 10'10" (6.32m x 3.30m)

Enjoying ample natural light via a upvc double glazed bow window and upvc French doors leading out to the exterior of the property.

DINING ROOM

13'8" x 9'4" (4.17m x 2.84m)

Open plan in part to the lounge and providing a social living arrangement. With a upvc double glazed window and central heating radiator. Whitewashed laminate wood effect flooring. An internal door leads to the:-

KITCHEN

11'8" x 10'11" (3.56m x 3.33m)

Fitted with a range of light oak wall and base units, complementary working surfaces incorporate a 1½ bowl inset sink unit with mixer tap. Further equipped with a double oven, 4-ring gas hob, plumbing for a washing machine and provision for a fridge / freezer. Part tiled splash-backs, central heating radiator, upvc double glazed window and a convenience door leading through to the conservatory at the rear. A cupboard houses the Logic Ideal combination boiler and has additional shelving.

CONSERVATORY

11' x 11'4" (3.35m x 3.45m)

Dwarf wall and upvc double glazed in construction with French doors leading out to the rear garden, tiled flooring and a central heating radiator.

BEDROOM 1

15' x 11' (4.57m x 3.35m)

With decorative coving, upvc double glazed window and central heating radiator.

BEDROOM 2

8' x 14' max 11'7" min (2.44m x 4.27m max 3.53m min)

With a double fronted fitted wardrobe, upvc double glazed window and central heating radiator.

BEDROOM 3

11'7' x 10'7" min 12'10" max (3.53m x 3.23m min 3.91m max)

With a sliding door fronted triple wardrobe with hanging & shelving, upvc double glazed window and central heating radiator.

BATHROOM

8'7" x 7'9" max (2.62m x 2.36m max)

Fitted with a 4-piece white suite comprising corner bath with mixer tap and shower attachment, pedestal hand wash basin, low level wc and shower cubicle. There are part tiled splash-backs, upvc double glazed window with privacy glass and central heating radiator.

OUTSIDE

Accessed via a long sweeping driveway, this generous plot enjoys gardens to the front, side and rear of the property which are largely enclosed and offer a good degree of privacy. There is a generous amount of hard standing providing ample off road parking. Also with an array of planted pockets, beds and borders which make this an ideal property for self employed tradesmen, hobby enthusiasts, caravan / camper van users - or anyone requiring extensive private parking arrangements.

DETACHED GARAGE

17' x 12' (5.18m x 3.66m)

Having a remotely operated electric door, power & light. A convenience door leads to the rear garden. There is plumbing for a washing machine, provision for further white goods / appliances. Useful additional potential storage in the roof space.

TENURE

The property is Freehold. Details will be confirmed during the conveyancing process.

COUNCIL TAX BAND D

EPC RATING D66

