



Station Road
Earlsheaton



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Offers In Region Of £220,000

LOCATED AT THE HEAD OF A SMALL, QUIET CUL-DE-SAC IS THIS THREE BEDROOM SEMI-DETACHED FAMILY HOME. COMPRISING: ENTRANCE HALL, OPEN PLAN KITCHEN AND DINING ROOM, LARGE SITTING ROOM, UTILITY ROOM, 3 FIRST FLOOR BEDROOMS & BATHROOM. LARGE GARDENS TO THREE SIDES WITH DETACHED GARAGE.

ENTRANCE HALL Stairs leading to first floor accommodation and gas central heating radiator.

KITCHEN 11' 11" x 10' 5" (3.63m x 3.18m) Recently fitted Shaker style kitchen with timber worktops and double Belfast style sink, integrated dishwasher. Plumbing for automatic washing machine. 5 ring Gas hob, fitted microwave and electric double oven with extractor fan, splash back tiles and radiator. Open plan to Dining Area.

DINING AREA 11' 11" x 11' 11" (3.63m x 3.63m) Great family open plan dining area with bi-folding doors leaning to the garden,



SITTING ROOM 25' 7" x 12' 5" (7.8m x 3.78m)

Very large sitting room with a 2kW living flame effect electric fire with display surround. Double door to the rear of the property and two gas central heating radiators.

UTILITY ROOM 11' 11" x 8' 0" (3.63m x 2.44m)

Utility Room with plumbing for washing machine

BEDROOM 11' 7" x 6' 11" (3.53m x 2.11m)

Situated to the rear of the property, open plan to storage cupboard.

BEDROOM 12' 7" x 8' 4" (3.84m x 2.54m) Double

bedroom situated to the rear of the property with good views. Fitted corner wardrobes.

BEDROOM 9' 6" x 9' 3" (2.9m x 2.82m) Situated to

the front of the property, open plan to storage cupboard.

BATHROOM 11' 9" x 7' 10" (3.58m x 2.39m) Four-

piece suite comprising low wc, wash hand basin and panelled bath. Storage cupboard and gas central heating radiator.

EXTERIOR Large garden to three sides with off

street parking, larger than normal single garage and paved patio area. The garage benefits from lights, electricity, a remote control door and a 7kW Type2 EV charger, a real bonus for the electric car drivers.

TENURE Freehold

TAX B

WHAT3WORDS ///elder.string.dragon

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.







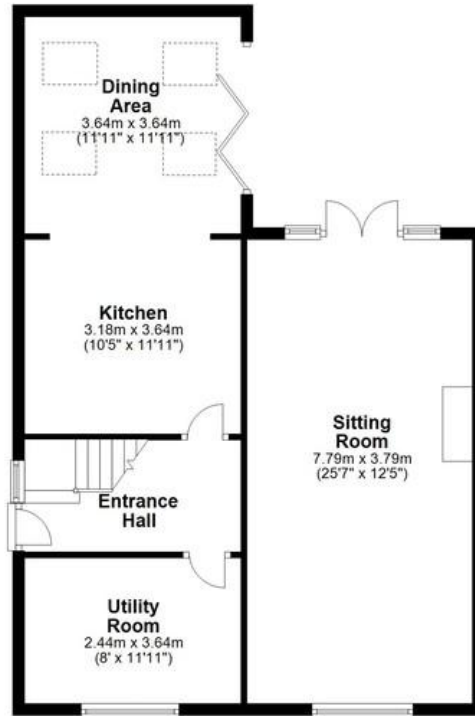


Ground Floor

Approx. 99.1 sq. metres (1066.5 sq. feet)



Garage
5.14m x 5.28m
(16'10" x 17'4")



Dining Area
3.64m x 3.64m
(11'11" x 11'11")

Kitchen
3.18m x 3.64m
(10'5" x 11'11")

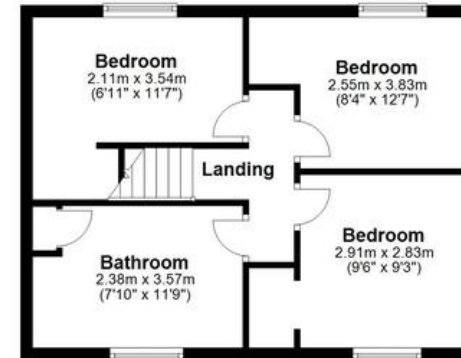
Sitting Room
7.79m x 3.79m
(25'7" x 12'5")

Entrance Hall

Utility Room
2.44m x 3.64m
(8' x 11'11")

First Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



Bedroom
2.11m x 3.54m
(6'11" x 11'7")

Bedroom
2.55m x 3.83m
(8'4" x 12'7")

Landing

Bathroom
2.38m x 3.57m
(7'10" x 11'9")

Bedroom
2.91m x 2.83m
(9'6" x 9'3")

Total area: approx. 139.7 sq. metres (1504.2 sq. feet)