



21 Windsor Drive, Norristhorpe, Liversedge, WF15 7RA

RARE OPPORTUNITY – TWO BEDROOM TRUE DETACHED BUNGALOW IN A SOUGHT-AFTER CUL-DE-SAC LOCATION.

Well-maintained, two bedroom true detached bungalow enjoying a peaceful suburban setting whilst remaining conveniently located for local amenities, shops and transport links. Although requiring some cosmetic updating, the bungalow has clearly been well cared for over the years and offers great potential to modernise and create a home to buyer's own tastes and requirements.

Externally, the property benefits from good-sized gardens, ample driveway parking and a garage, which provides excellent outdoor space and practicality.

Ideally suited to those looking to downsize or buyers seeking the convenience of single-level living, this lovely bungalow is sold with no chain. Benefits from GCH and modern uPVC DG.

Asking Price £300,000



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ENTRANCE HALL

LOUNGE 13'9" x 11'10" max (4.2m x 3.6m max)

Having fireplace and living flame gas fire.

KITCHEN DINER 14'9" x 9'10" max (4.5m x 3m max)

Range of wall and base units incorporating contrasting worktops, 1.5 bowl sink and mixer tap, Double electric oven, four ring gas hob plus extractor over, integrated microwave and fridge/freezer. Plumbing for auto washer. Cupboard housing boiler.

BEDROOM ONE 12'2" x 11'10" max (3.7m x 3.6m max)

Double bedroom having fitted wardrobes.

BEDROOM TWO 9'10" x 9'2" max (3m x 2.8m max)

Having fitted wardrobes.

BATHROOM Three piece suite comprising glazed shower cubicle, hand wash basin and WC. Tiling to walls and floor and chrome heated towel rail.

DETACHED GARAGE 17'1" x 9'2" max (5.2m x 2.8m max)

Brick built single garage with power.

EXTERIOR The property benefits from driveway to the side and lawned garden to the front. Lovley lawned garden and decked area to the rear.

OTHER INFORMATION Tenure: FREEHOLD

Council Tax Band : C

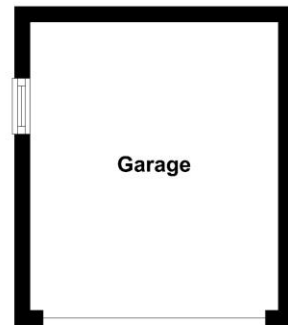
EPC Rating : C

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		