



2 GROVE FARM CROFT COOKRIDGE LS16 6DE

Asking price £200,000

FEATURES

- Semi-Detached Bungalow Now In Need Of Renovation
- Detached Garage, Driveway & Under House Storage
- Sitting Room & Dining Kitchen
- Attic Room Access Via A Ladder
- Ideal Opportunity For Those Wanting A Project
- Standing On A Corner Plot With Gardens To Three Sides
- Has The Benefit Of Having No Onward Chain
- Two Bedrooms & A Bathroom
- Freehold / EPC Rating D / Council Tax Band C
- Situated In A Popular Residential Area



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Bedroom Semi-Detached Bungalow Now In Need Of Renovation

A well-proportioned two bedroomed semi-detached bungalow which stands on a generous corner plot with gardens to three sides and is now in need of full renovation. This property has the advantage of having no onward chain and is situated in this popular and sought after residential area. On entering the property there is an entrance porch which gives access to the hall with laddered access up to the attic room. The rest of the accommodation incorporates a sitting room with fireplace, dining kitchen, two bedrooms and a house bathroom. Outside there is detached garage, driveway and under house storage area with the garden housing mature shrubs and plants. This property provides an ideal opportunity for those buyers looking for a project, to arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

The Accommodation...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Entrance Porch 10'5" x 6'8" (3.18m x 2.03m)

With entrance door and windows to the front and side elevation

Entrance Hall

With access to the boarded loft room 14'1" x 13'9" which has two velux windows and under eaves storage.

Sitting Room 14'5" x 10'11" (4.39m x 3.33m)

With a fireplace, ceiling cornice and window to the side elevation.

Dining Kitchen 17'2" x 8'9" (5.23m x 2.67m)

With a range of base and wall units incorporating cupboards and drawers with coordinating work surfaces. Inset sink unit, integrated electric oven and space of a freestanding fridge/freezer. Plumbing for an automatic washing machine, wall mounted central heating boiler, two windows to the front and further window to the side elevation. Door to the rear out to the garden.

Bedroom 1. 12'2" x 10'11" (3.71m x 3.33m)

With bay window to the side elevation.

Bedroom 2. 8'9" x 8'9" (2.67m x 2.67m)

With window to the side elevation.

Bathroom

Having a three piece suite comprising a panelled bath with shower over, low suite w.c and pedestal wash hand basin. Window to the side elevation.

Outside

The property stands on a corner plot benefiting from gardens to three with mature shrubs and plants. A driveway provides off road parking and a detached garage with up and over door provides useful storage. An under house area also provides additional storage (with restricted headroom).

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to:

<https://checker.ofcom.org.uk>

Council Tax Leeds

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain



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proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

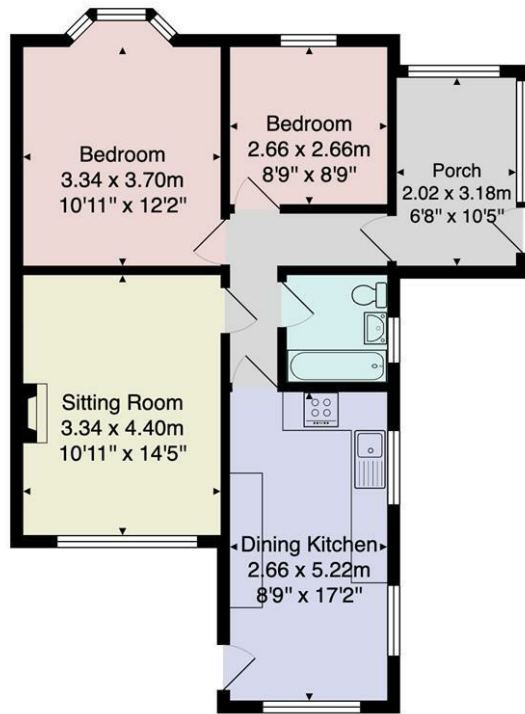
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

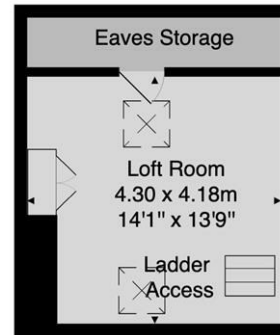
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The property currently has an unregistered title so registration will be required during the conveyance. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



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Ground Floor




Attic

Total Area: 65.8 m² ... 708 ft² (excluding loft room, eaves storage)

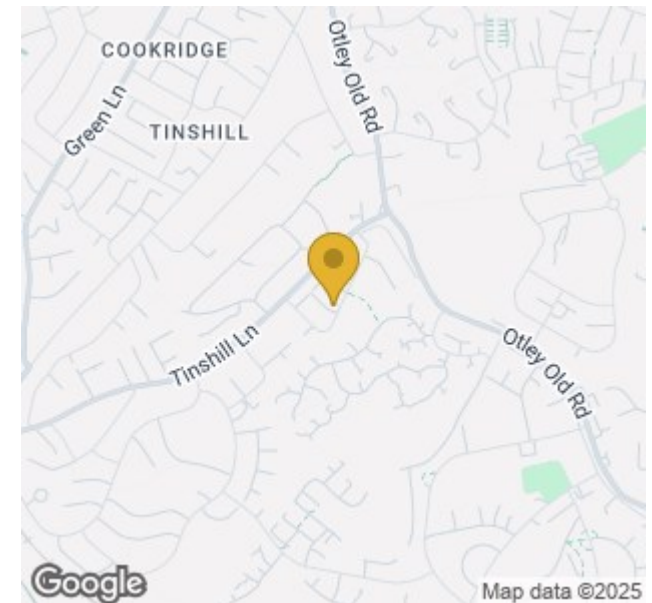
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010

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