



16 THE BIRCHES, BRAMHOPE LS16 9DN

Asking price £265,000

FEATURES

- Semi Detached Bungalow
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Priced To Reflect The Need For Some Modernisation
- Two Good Sized Bedrooms
- Sitting Room, Separate Dining Room and Kitchen
- House Bathroom
- Large Attic Space
- Driveway, Gardens And A Garage Store



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Bedroom Bungalow - Semi Detached located in Bramhope

Nestled in the charming area of The Birches, Bramhope, this delightful two-bedroom semi-detached bungalow presents an excellent opportunity for those looking to create their dream home. Spanning 681 square feet, the property is offered with no onward chain, making it an ideal choice for buyers eager to move in and start their renovation journey.

The bungalow features a comfortable reception room, perfect for relaxing or entertaining guests. A separate dining room that adjoins a small kitchen which, subject to gaining the required approvals, if knocked together would make for a much better sized kitchen suiting today's needs. The two well-proportioned bedrooms provide ample space for rest and relaxation, while the bathroom offers essential facilities. Although the property is in need of modernisation, it holds great potential for transformation into a stylish and contemporary living space.

Situated on a picturesque tree-lined street, this bungalow is conveniently located within easy walking distance of the village centre, where you will find a variety of local amenities to cater to your everyday needs. The property also benefits from driveway parking for one vehicle, along with a single garage that offers additional storage options.

The neat and easy-to-maintain gardens at both the front and rear of the property provide a lovely outdoor space, perfect for enjoying the fresh air or tending to your gardening interests. This bungalow is a fantastic opportunity for those looking to invest in a property with great potential in a sought-after location. Don't miss your chance to make this charming bungalow your own.

To arrange your viewing, simply contact Shankland Barraclough Estate Agents in Bramhope.

The accommodation with approximate room sizes, comprises:

Entrance Hallway

Via a composite outer door to the side elevation with a glazed top. Access hatch with a pull down ladder to a good sized attic.

Sitting Room 12'11" plus bay x 12'5" (3.94m plus bay x 3.78m)

Gas fire to a stone surround, ceiling cornice and a bay window to the front elevation.

Dining Room 10'8" x 7'4" (3.25m x 2.24m)

Two windows to the side elevation. Connecting door to the kitchen which, subject to gaining the required approvals could be knocked through to create a more suitable sized kitchen / diner for today's needs.

Kitchen 6'11" x 4'11" (2.11m x 1.50m)

Base kitchen unit with a sink unit inset. Built in original cupboard with drawers below and a walk in cupboard. Windows side and rear. Door to the rear porch.

Rear Porch

uPVC door and windows to the rear garden. Storage cupboard.

Bedroom 1. 12'2" x 11'4" (3.71m x 3.45m)

Window to the rear.

Bedroom 2. 10'10" x 7' (3.30m x 2.13m)

Window to the front elevation.

Bathroom

Comprising a panelled bath, a wash hand basin and a low level wc. Window to the rear.

Outside

The property stands within neat easy maintenance gardens to the front and the rear. Driveway parking and a single garage ideal for storage.



Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: driveway

Flood Risk Summary

Surface Water - Medium To High

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

Council Tax

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.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 80 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>

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

Offer Acceptance & AML Regulations

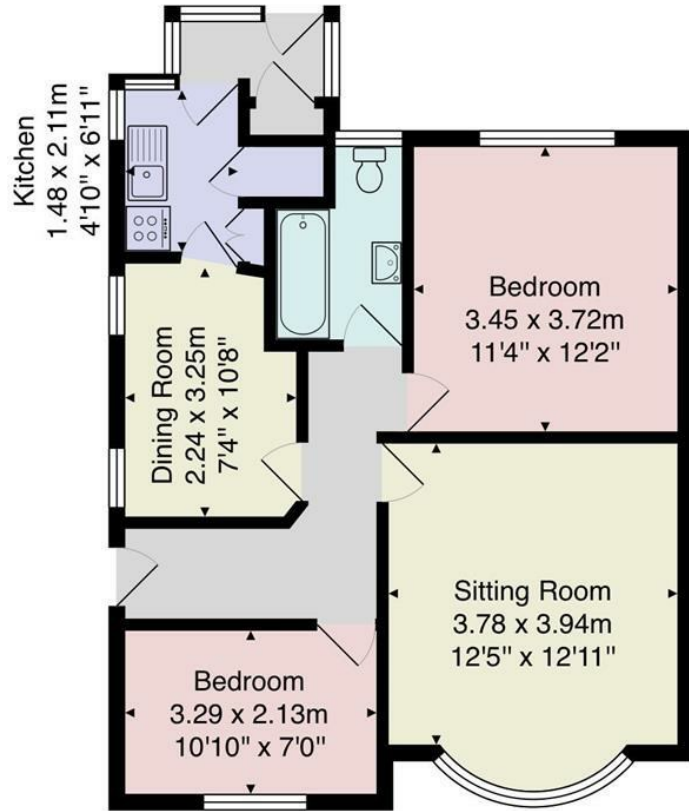
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. 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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Total Area: 63.3 m² ... 681 ft²

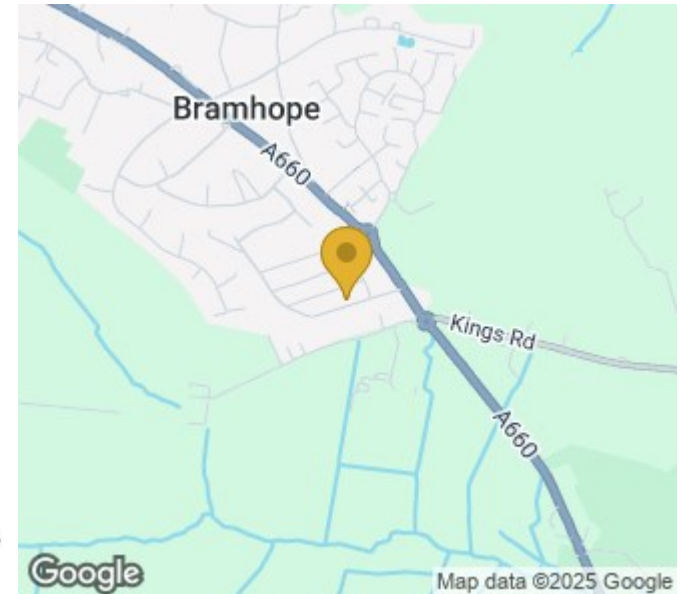
All measurements are approximate and for display purposes only.

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

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(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.



T: Call us on 01943 889010

E: info@shanklandbarracough.co.uk

W: www.shanklandbarracough.co.uk

**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS