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**LINLEY &
SIMPSON**



SUNNY MOUNT, SANDBEDS, KEIGHLEY, BD20 5ND

Rare to the market is this two bedroom TRUE semi detached bungalow situation on a quiet cul-de-sac close to the great transport links and local amenities. This deceptively spacious bungalow benefits from two reception rooms and two bedrooms.

Asking Price £149,950

Rare to the market is this two bedroom TRUE semi detached bungalow situation on a quiet cul-de-sac close to the great transport links and local amenities. This deceptively spacious bungalow benefits from two reception rooms and two bedrooms and has recently been decorated throughout and comes with brand new high quality floor coverings and brand new boiler.

Comprising in brief of entrance hallway, lounge with bay window, dining room, kitchen, two bedrooms and house bathroom. Additionally there are low maintenance gardens to three sides a spacious driveway and detached garage. NO CHAIN. This property has been priced to sell and as such we would recommend an early internal inspection to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL

With a glazed entrance door.

LOUNGE 10'9" x 15'11" (3.28 x 4.84)

With a double glazed bay window to the front elevation. Stone effect fireplace with a living flame effect gas fire. Radiator.

KITCHEN 9'1" x 7'8" (2.76 x 2.34)

With a range of fitted base and wall units. 1.5 bowl sink unit. Built in gas oven with gas hob and extractor hood over. Tiled walls. Double glazed window to the rear and a double glazed door to the rear. Pantry.

DINING ROOM 11'8" x 10'8" (3.56 x 3.26)

Two windows to the side elevation and a central heating radiator.

BEDROOM ONE 10'9" x 12'8" (3.28 x 3.86)

With a double glazed window to the rear. Fitted wardrobes and a radiator.

BEDROOM TWO 8'1" x 9'5" (2.46 x 2.88)

With a double glazed window to the front. Fitted wardrobes and a radiator.

BATHROOM

A coloured three piece suite comprising a panelled bath with shower over, hand basin vanity unit and a low level W.C. Tiled walls, radiator and a window to the side.

OUTSIDE

FRONT GARDEN

A low maintenance garden with a paved area, planted and shrub borders and fenced boundaries.

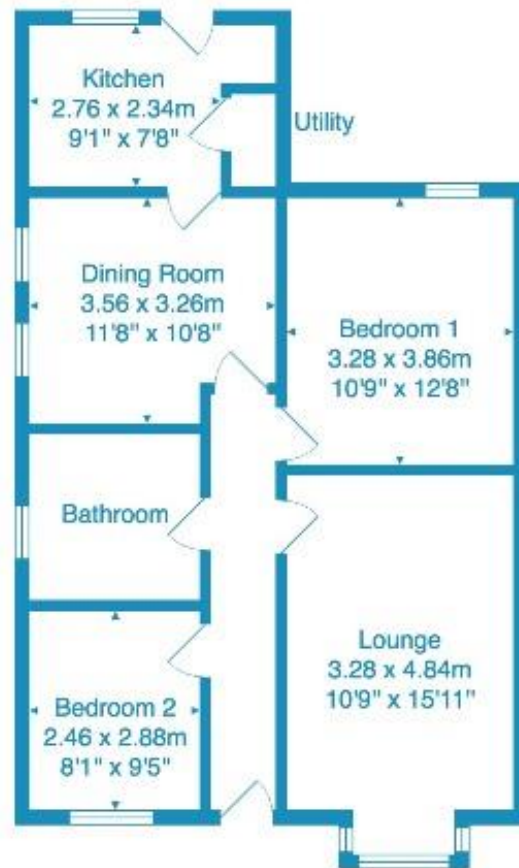
REAR GARDEN

Mainly paved with planted borders and conifer boundaries.

GARAGE

A detached garage with double timber doors.





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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B		85	(81-91) B		83
(69-80) C			(69-80) C		
(55-68) D	60		(55-68) D		
(39-54) E			(39-54) E	54	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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