

Duncombe Close, Crossgates
Guide Price £180,000



A Two Bedroom Semi detached bungalow with South facing rear garden. Light and airy with Large Lounge, kitchen, bathroom, double glazing, NEW Boiler 2018, central heating, garage and off street parking. Nicely presented in popular Crossgates.

Entrance Hall

UPVC double glazed door to the side aspect, radiator, power points. Loft access.

Lounge 5.70m x 3.65m (18'9" x 12'1")

Two UPVC double glazed windows to the rear aspect, UPVC double glazed French Doors to the rear aspect leading to the South facing rear garden. Feature fireplace with gas coal effect fire, TV point, radiator and power points.

Kitchen 2.60m x 2.50m (8'7" x 8'3")

UPVC double glazed window to the rear aspect, UPVC double glazed door to the side aspect, range of wall and base units with roll top work surface, stainless steel sink and drainer, space for washing machine, space for fridge freezer, space for cooker, power points.

Bedroom One 4.25m x 3.00m (14'0" x 9'11")

UPVC double glazed window to the front aspect, radiator and power points.

Bathroom

UPVC double glazed window to the side aspect, modern white three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with mixer taps, floor to ceiling storage cupboard, shaver point, extractor fan radiator

Bedroom Two 3.00m x 2.50m (9'11" x 8'3")

UPVC double glazed window to the front aspect, radiator and power points

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

External

Garage 4.45m x 2.70m (14'7" x 8'11")

Brick built garage with up and over door, UPVC double glazed door and UPVC double glazed window to the side aspect, power points and light.

Rear Garden

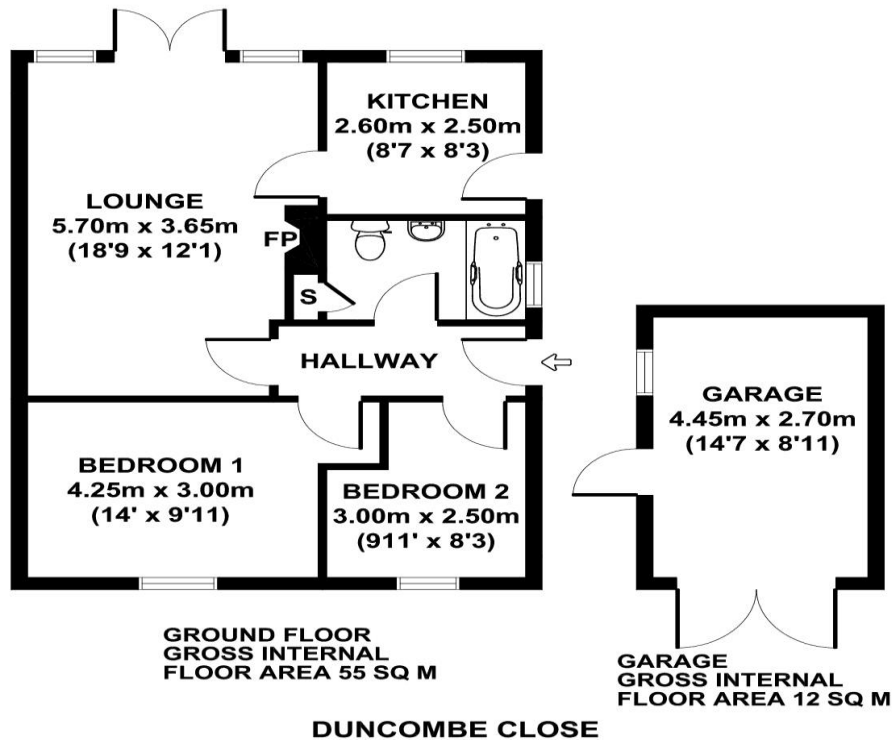
Good sized rear garden with side gated access, laid to lawn with a decking area, raised flower beds, ideal veg plot to the rear of the garden, concrete store and greenhouse, outside tap.

Front Garden

Low maintenance front garden laid mainly to lawn with block paved drive way to the side with ample off street parking for numerous vehicles leading to the garage.

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APPROX. GROSS INTERNAL FLOOR AREA 67 SQ M / 721 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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