

61 Jackroyd Lane,
Newsome HD4 6RB

OFFERS AROUND
£190,000



ENJOYING FAR REACHING VIEWS THIS TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW BOASTS SPACIOUS LIVING ACCOMMODATION, LANDSCAPED GARDENS, INTEGRAL GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed UPVC door with obscure glazed side window into the welcoming entrance hallway which has ample space to remove outdoor clothing, floor to ceiling fitted cupboards, vinyl flooring underfoot and doorways lead through to the lounge diner, kitchen, two double bedrooms and bathroom.



LOUNGE DINER 20'7" x 12'0" apx

This fabulous dual aspect lounge with wonderful far reaching views is flooded with natural light. The focal point of the room being the decorative fireplace housing a gas fire, alcoves provide storage space and there is ample space for freestanding living and dining furniture. A door leads through to the entrance hallway and a quirky window opens into the kitchen.



KITCHEN 11'5" x 7'10" apx

Positioned at the rear of the property with views over the rear garden and beyond is this light and airy kitchen with timber effect wall and base units, contrasting roll top work surfaces, tiled splash backs and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven with grill, four ring electric hob with concealed extractor above, plumbing for a washing machine, space for a fridge, floor to ceiling pantry cupboards, inset fireplace, laminate flooring underfoot and a door leads through to the side porch and back through to the hallway.



SIDE PORCH 4'11" x 3'1" apx

Positioned at the side of the property is a handy glazed porch which gives secure access to the kitchen and to the rear garden.

BEDROOM ONE 11'6" x 10'5" apx

This good size double bedroom positioned at the front of the property with ample room for freestanding bedroom furniture, a window overlooks the front garden and a door leads through to the entrance hallway.



BEDROOM TWO 9'10" x 8'1" apx

Situated at the side of the property is this bright double bedroom with space for freestanding furniture and a door leads through to the entrance hallway



BATHROOM 6'7" x 5'1" apx

Currently undergoing modernisation is the bathroom with side obscure window, low level W.C, pedestal hand wash basin, bath with shower over, heated chrome towel rail, vinyl flooring underfoot and a door leads through to the entrance hallway.



UTILITY/STORE 11'6" x 8'1" apx

A great space which could accommodate a utility room, workshop with extra under house storage, housing the boiler and accessed from the garden.



REAR GARDEN

Beautifully landscaped, this generous size fence enclosed garden has many spaces to enjoy. Patio, raised decking ideal for outdoor dining, decorative pebble borders, raised flower beds, a lawn, space for a greenhouse, pond and ample space for outdoor furniture. A gate at the bottom of the garden opens to the adjacent fields.





GARAGE 20'11" x 12'1" max

A great size garage with light, electric points, double timber doors and a door leading through to the rear garden



EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a tiered garden with colourful shrubs and bushes, a pathway leads to the left of the property to the side porch and to the right is a driveway for multiple vehicles leading to an integral garage and a pathway with wrought iron balustrade leading to the front door.



AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

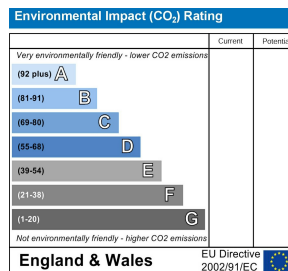
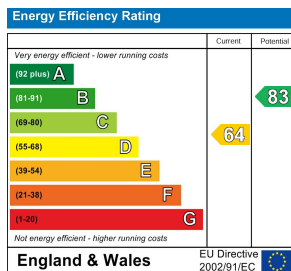
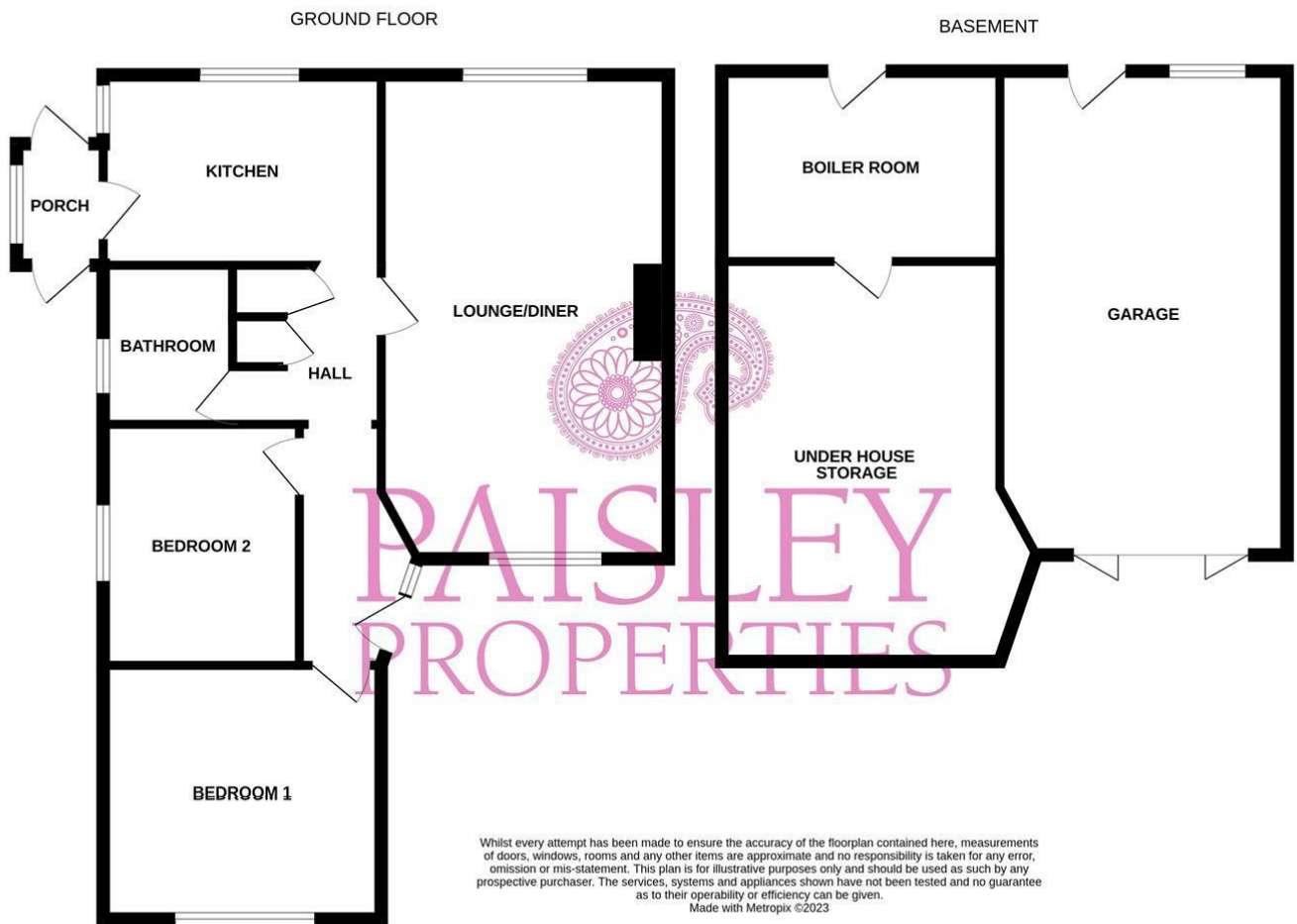
SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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