





**SUPERB DETACHED HOME IN CANTLEY WITH THREE BEDROOMS AND LOCATED IN A PLEASANT CUL DE SAC.** This beautiful house just a short walk to Yorkshire Wildlife Park, has plenty to offer a family looking for a wonderfully presented property that is move in ready. In brief this house comprises of entrance hallway, WC, living/dining room, kitchen, stairs, landing, master bedroom with en-suite shower room, two further bedrooms, fantastic modern bathroom suite with bath and separate shower. **A STUNNING HOME WHICH WILL BE A MUST SEE FOR ALL BUYERS SEARCHING IN DN4.**

#### **ENTRANCE HALL**

13' 4" x 4' 11" (4.08m x 1.50m) Providing access to this delightful house in Cantley via the front facing double glazed frosted door to the entrance hallway, stairs to the first flooring landing, side facing double glazed window, radiator, laminate flooring, telephone point and a storage cupboard beneath the stairs.

#### **WC**

3' 9" x 6' 7" (1.15m x 2.01m) Benefitting from a low flush WC, wash hand basin, radiator laminate flooring and a front facing double glazed frosted window.

#### **LIVING/DINING ROOM**

19' 0" x 10' 10" (5.81m x 3.32m) Lovely bright reception space perfect for a family with rear facing double glazed French doors to the garden, rear facing double glazed window, two radiators, coving to the ceiling, pebble effect feature gas fire with decorative surround and a television point.



### KITCHEN

9' 6" x 8' 11" (2.90m x 2.73m) Nicely presented kitchen with fitted units at eye and base level, rolled top work surfaces incorporating a single bowl sink with drainer unit, space for a fridge, space for a freezer, space for a tumble dryer, space for a cooker with gas hob, extractor fan above, front facing double glazed window and a side facing double glazed door to the driveway.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

9' 0" x 6' 5" (2.75m x 1.97m) Providing access to all bedrooms/bathroom with side facing double glazed window and a radiator.

### MASTER BEDROOM

10' 4" x 8' 6" (3.16m x 2.60m) Beautifully decorated and presented master bedroom overlooking the rear garden via the rear facing double glazed window, radiator and a door to the en-suite.

### ENSUITE

6' 1" x 4' 9" (1.86m x 1.45m) Benefiting from a shower cubicle, low flush WC, wash hand basin, tiled walls, tiled flooring, heated towel radiator and a side facing double glazed frosted window.

### BEDROOM

11' 1" x 8' 3" (3.40m x 2.54m) Positioned to the rear of the property with rear facing double glazed window, coving to the ceiling and a radiator.







### **BEDROOM**

6' 7" x 9' 0" (2.02m x 2.75m) Third bedroom is currently utilised as an office with front facing double glazed window and a radiator.

### **BATHROOM**

6' 4" x 9' 4" (1.94m x 2.87m) Stunning bathroom with separate corner shower cubicle, floating wash hand basin within a vanity unit, low flush WC, bath, spotlights to the ceiling, heated towel radiator, tiled walls, tiled flooring, extractor fan and a front facing double glazed frosted window.



### **FRONT GARDEN**

Small lawn area, with shrub beds and open access to the driveway.

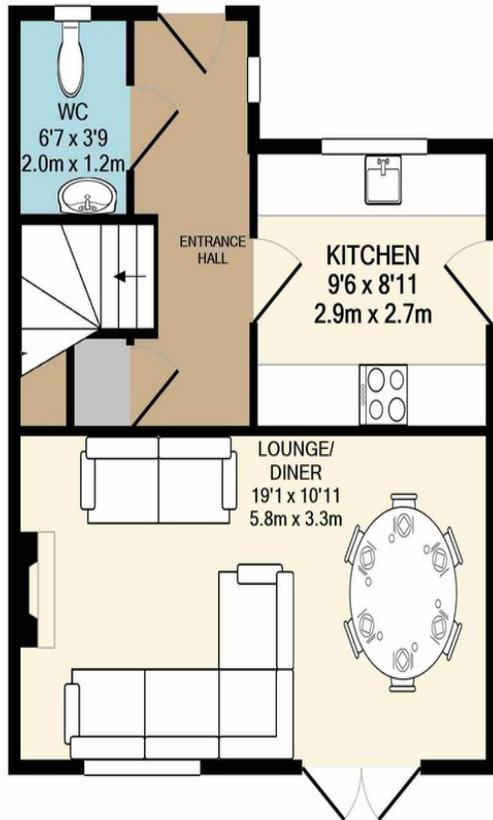
### **DRIVEWAY & GARAGE**

Providing off street parking for two cars leading to the single detached garage to the rear with up and over door, plus a further door to the rear garden.

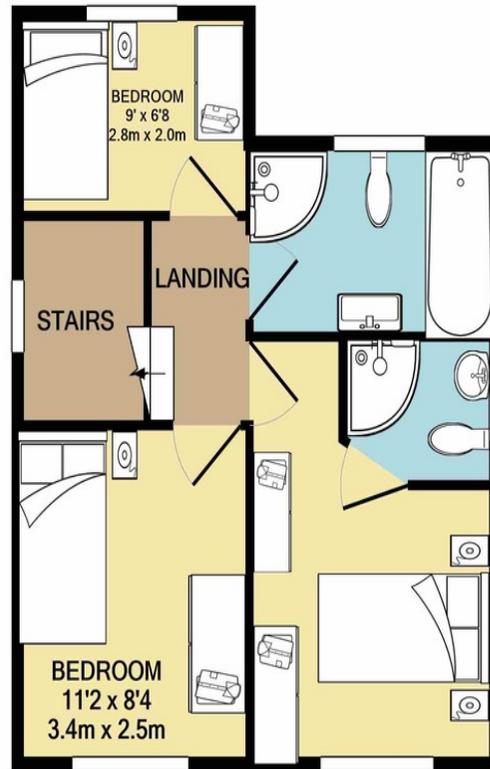
### **REAR GARDEN**

Landscaped over two tiers with a lower slate area, paved patio, raised lawn, fence/wall enclosure, shed and a side access gate.





GROUND FLOOR  
APPROX. FLOOR  
AREA 420 SQ.FT.  
(39.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 418 SQ.FT.  
(38.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 838 SQ.FT. (77.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	