

8 Oswald Close, West Cornforth, DL17 9LX

£69,950

We are pleased to offer to the market this one bedroom semi-detached bungalow in West Cornforth, the property has been very well maintained by the present owner and benefits from gas central heating, double glazing, modern fitted kitchen, white bathroom suite and enclosed rear garden.

Ground Floor

Entrance Hall

Has UPVC entrance door, tiled floor, central heating radiator and french doors leading into lounge.

Lounge 11'11 x 11'10 (3.63m x 3.61m)



Has central heating radiator.

Dining Room 8'5 x 6'11 (2.57m x 2.11m)



Has central heating radiator.

Kitchen 7'6 x 9'11 (2.29m x 3.02m)



Has a range off fitted high gloss wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built under electric oven and

ceramic hob, ceramic tiled splashbacks, tiled floor, central heating radiator, storage cupboard housing combination gas boiler and composite entrance door.

Bedroom 1 9'11 x 11'2 (3.02m x 3.40m)



Has central heating radiator and storage cupboard.

Bathroom WC



Has white suite comprising: corner shower cubicle with mains shower, hand wash basin, WC, tiled walls, tiled floor and central heating towel radiator.

Exterior

Has gardens to both front and rear.

Disclaimer

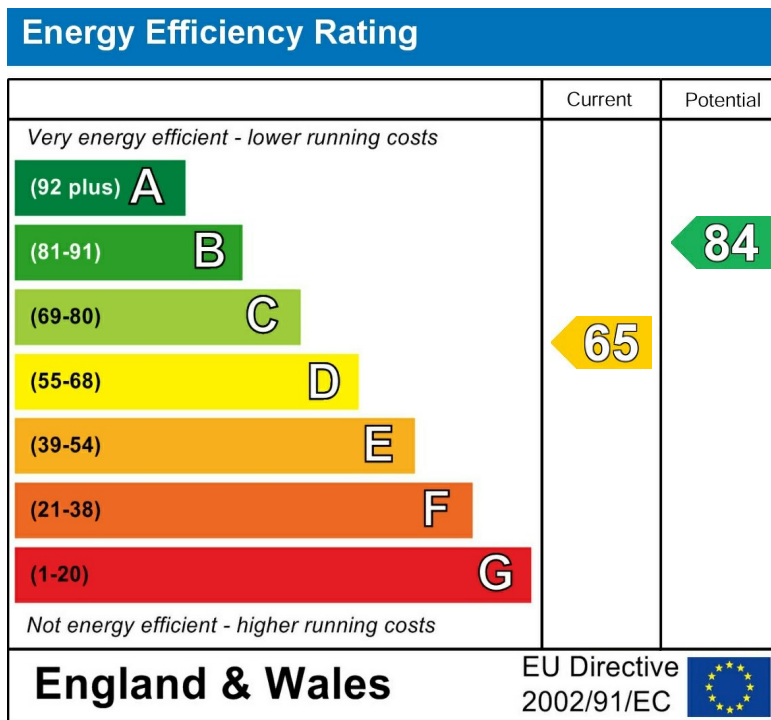
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE

GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.