



**JonathanWright**  
estate agents



**Bardufoss, Church Road, Eardisland, HR6 9BP. £469,950**

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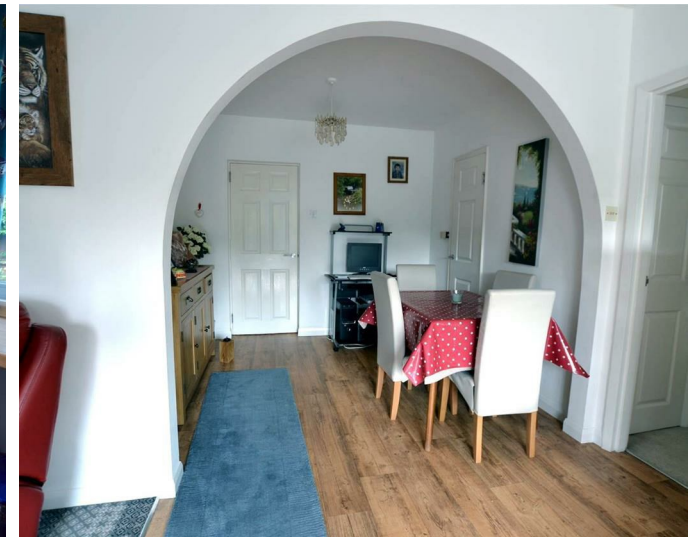
### **PROPERTY FEATURES**

- **Detached Bungalow**
- **4 Bedrooms**
- **Open Plan Dining Room**
- **Lounge**
- **Fitted Kitchen**
- **Newly Fitted Shower Room**
- **Large Gardens**
- **Detached Garden Workshop & Garden Office**
- **Detached Garage & Parking For Many Vehicles**
- **Village Location**

**To view call 01568 616666**



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Situated in the pretty village of Eardisland a detached modern bungalow standing in a large plot and offering double glazed and oil fired centrally heated accommodation having a porch, lounge, open plan dining room, modern fitted kitchen with appliances, utility room, 4 bedrooms, newly fitted shower room, large gardens, parking for many motor vehicles and a detached garden workshop and also a garden office, ideal for working from home. The pretty village of Eardisland has good facilities, including 2 village inns, village church, community hall and riverside walks. The full particulars of Bardufoss, Church Road, Eardisland are further described as follows:

The property is a detached bungalow, timber framed with a brick skin. An entrance door opens into an enclosed porch having lighting and a door opening into a dining room.

The dining room has a feature arch, lighting, power points, panelled radiator and open plan into the lounge.

The lounge has a feature fireplace wood burning stove inset, 2 windows, lighting, power, a panelled radiator.

From the dining room a door opens into the kitchen/breakfast room. The modern fitted kitchen has units to include an inset one and a half bowl, single drainer sink unit, working surfaces with base units of cupboards and drawers. There is an inset, 4 ring ceramic hob, extractor hood with lighting over and a fan assisted electric oven with grill under. The kitchen has space with plumbing for a dishwasher and washing machine, room for fridge and freezers, breakfast bar, eye-level cupboards, spotlighting, several windows to side and rear, ceramic tiled floor, panelled radiator and a door opening into the utility room.

The utility room has a ceramic tiled floor opening window door to the rear and also houses the oil fired boiler, heating hot water and radiators as listed.

From the dining room a door opens into an inner hallway with access to the airing cupboard and doors off to the bedrooms.

Bedroom one has a window to front, lighting, power, radiator and fitted wardrobes.

Bedroom two has a window to front, fitted wardrobes, lighting, power and a panelled radiator.

Bedroom three has a window to rear, lighting, power and a panelled radiator.

Bedroom four has a window to rear, lighting, power and a panelled radiator.

From the inner hallway a door opens into the recently fitted family shower room with a large, easy walk-in shower, a low flush W.C. to side, vanity wash hand basin, ceramic tiling to ceiling height throughout, including a window sill with a double glazed widow to rear. There is also a matching ceramic tiled floor, lighting, extractor fan and a vertical heated towel rail/radiator.

#### OUTSIDE.

The property is approached to the front across a long tarmacadam and private driveway to a tarmacadam forecourt with parking for several motor vehicles and easy access into the double garage.

#### GARAGE.

The garage has lighting, power and 2 pairs of double opening doors.

To the side of the garage is an additional parking area, lawned gardens to side, mature hedging, fencing and a pathway leading round to the rear.

#### REAR GARDEN.

The garden has private lawned gardens, further lawns, a modern oil tank feeding the oil central heating system, a timber built workshop and to the side is an office, well kitted out for working from home.

#### SERVICES.

Mains electricity, mains water, private drainage, oil fired central heating and telephone to BT regulations.

## ROOMS AND SIZES

Porch

Dining Room 5.49m x 2.87m (18' x 9'5")

Lounge 6.63m x 3.45m (max) (21'9" x 11'4" (max))

Kitchen/Breakfast Room 5.23m x 2.34m (17'2" x 7'8")

Utility Room 2.29m x 1.63m (7'6" x 5'4")

Bedroom One 4.11m x 2.97m (13'6" x 9'9")

Bedroom Two 3.43m x 3.10m (11'3" x 10'2")

Bedroom Three 3.58m x 2.92m (11'9" x 9'7")

Bedroom Four 2.82m x 2.36m (9'3" x 7'9")

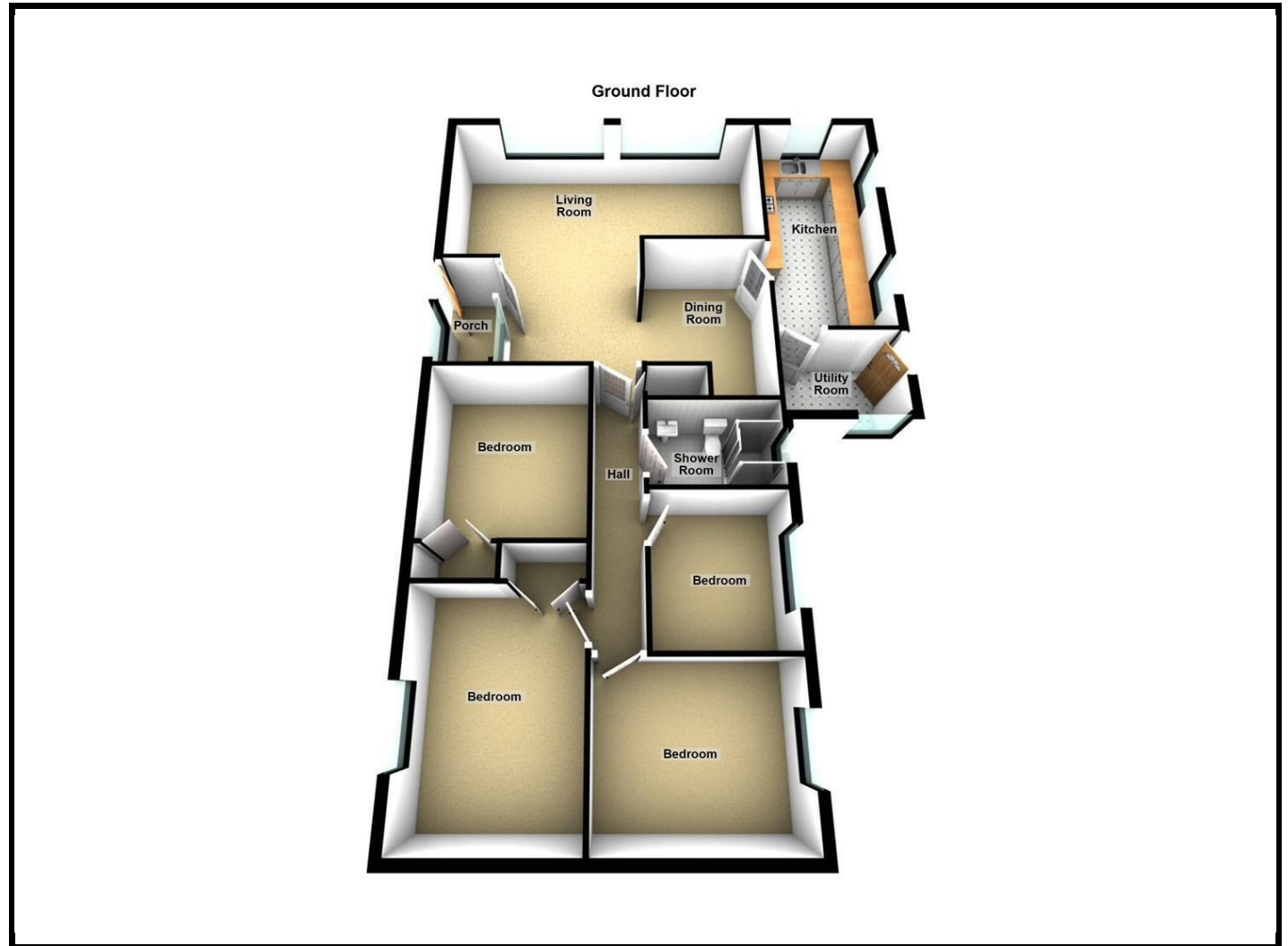
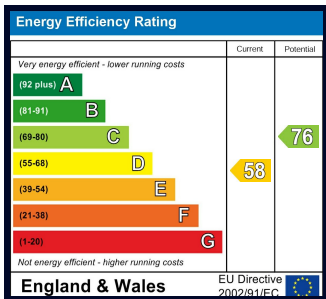
Family Shower Room

Double Garage 5.69m x 4.98m (18'8" x 16'4")

## PROPERTY INFORMATION

Council Tax Band - E

Property Tenure - Freehold



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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