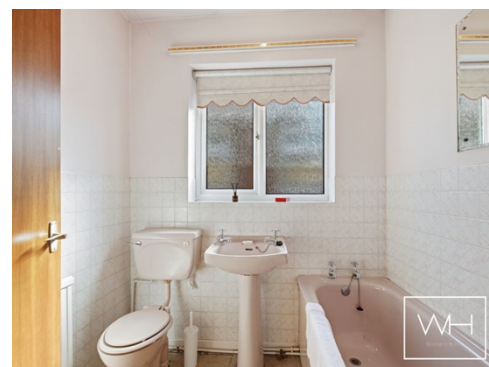
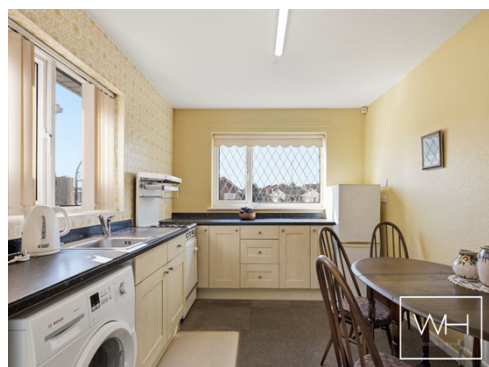
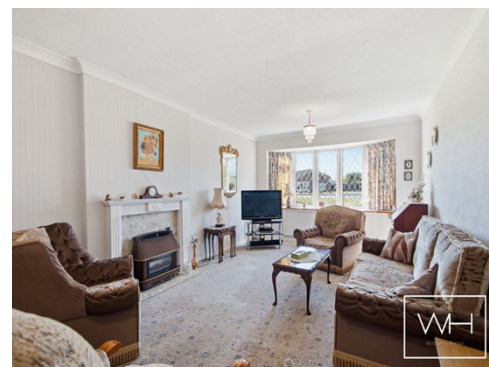




83 Brecks Lane, DN3 1PY

**£210,000 Offers In Region Of
Tenure Freehold**

- SOUGHT AFTER LOCATION
- DETACHED BUNGALOW
- GARAGE AND DRIVEWAY
- NO CHAIN
- TWO DOUBLE BEDROOMS

A Much-Loved Detached Bungalow, Ready for Its Next Chapter

Welcome Homes are delighted to bring to the market this spacious two-bedroom detached bungalow, situated in the popular residential area of Kirk Sandall.

This is a home that has clearly been loved and enjoyed over the years, and it is now waiting for its next owners to come along, make it their own and love it just as much.

From the moment you arrive, there is plenty to like. The property sits back from the road with a lawned front garden and a generous block-paved driveway providing ample off-road parking, with gated access leading through to the rear.

Once inside, the real surprise is just how much space this bungalow has to offer.

The living room is a fantastic size, measuring approximately 6.30m x 3.65m. A large bay window fills the room with natural light, while the feature fireplace creates a lovely focal point. There is plenty of room for comfortable seating and additional furniture, making this a wonderful space to relax, entertain and spend time with family.

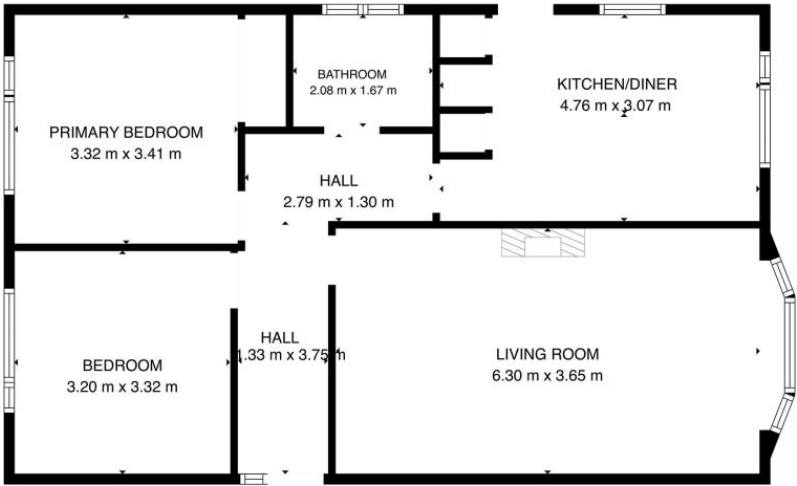
The kitchen/diner, measuring approximately 4.76m x 3.07m, is another generous room with plenty of space for both cooking and dining. It has all the makings of a fabulous heart of the home, with lots of opportunity for the next owners to add their own style over time.

There are two lovely double bedrooms, both offering excellent proportions and plenty of room for bedroom furniture. The accommodation is completed by the bathroom and a spacious hallway connecting the rooms.

Outside, the enclosed rear garden provides a peaceful space to enjoy. Predominantly laid to lawn, there is plenty of room for seating, planting and entertaining, with lots of potential to create a beautiful garden to enjoy throughout the warmer months.

Offering approximately 76 sq m (818 sq ft) of accommodation, this is a bungalow where you certainly don't have to compromise on space.

The property would benefit from some updating to suit modern tastes, but that's part of its charm and opportunity. The wonderful room sizes, detached position, driveway and garden are already here – the next owners simply get to make it their own.



TOTAL: 76 m²
Ground floor: 76 m²
EXCLUDED AREAS: BAY WINDOW: 1 m², WALLS: 5 m²
FLOOR PLAN CREATED BY WELCOME HOMES. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	