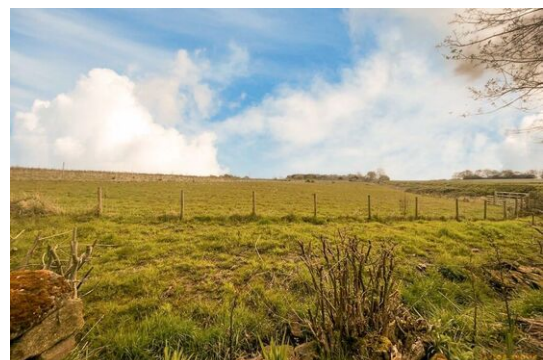


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Leys Houses Bell Lane Smalley DE7 6DU , DE7 6DU Offers Over £325,000



FEATURES:

- SEMI DETACHED COTTAGE
- THREE BEDROOM
- OFF STREET PARKING
- OUTBUILDINGS
- WALKING DISTANCE TO SHIPLEY COUNTRY PARK
- PRIVATE GARDEN
- COUNTRYSIDE VIEWS AND LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- MANY FEATURES
- VIEWING ESSENTIAL



COUNCIL TAX BAND: C EPC RATING: E

Entrance Hallway/ Utility Room
2.82 m x 1.68 m (9'3" x 5'6")
Oak flooring, doors to downstairs
WC, lounge and kitchen, base unit
with worktop and plumbing for
washing machine, window to front
aspect.

Downstairs WC
Window to front, WC, hand wash
basin set on a oak worktop with
units below, oak flooring.

Lounge
4.31 m x 3.67 m (14'2" x 12'0")
Window to rear aspect, oak
flooring, feature log burner with
oak mantelpiece, beamed ceiling.

Kitchen Diner
8.50 m x 2.45 m (27'11" x 8'0")
Open plan kitchen diner, with
handmade Oak stairs, Base and
Wall Solid pine units with pine
work tops, Belfast sink unit, electric
AGA heated stove (open to
negotiation), windows to the front,
oak flooring, French doors to the
rear garden,

First floor landing
Doors to bedrooms and bathroom.

Bedroom One
4.34 m x 3.28 m (14'3" x 10'9")
Cast iron fireplace, Electric heater,
window to the rear with far

reaching views.

Bedroom Two
3.87 m x 2.47 m (12'8" x 8'1")
Bay window to rear aspect with far
reaching views, electric heater.

Bedroom Three
2.94 m x 2.55 m (9'8" x 8'4")
Window to the front aspect with far
reaching views, electric heater.

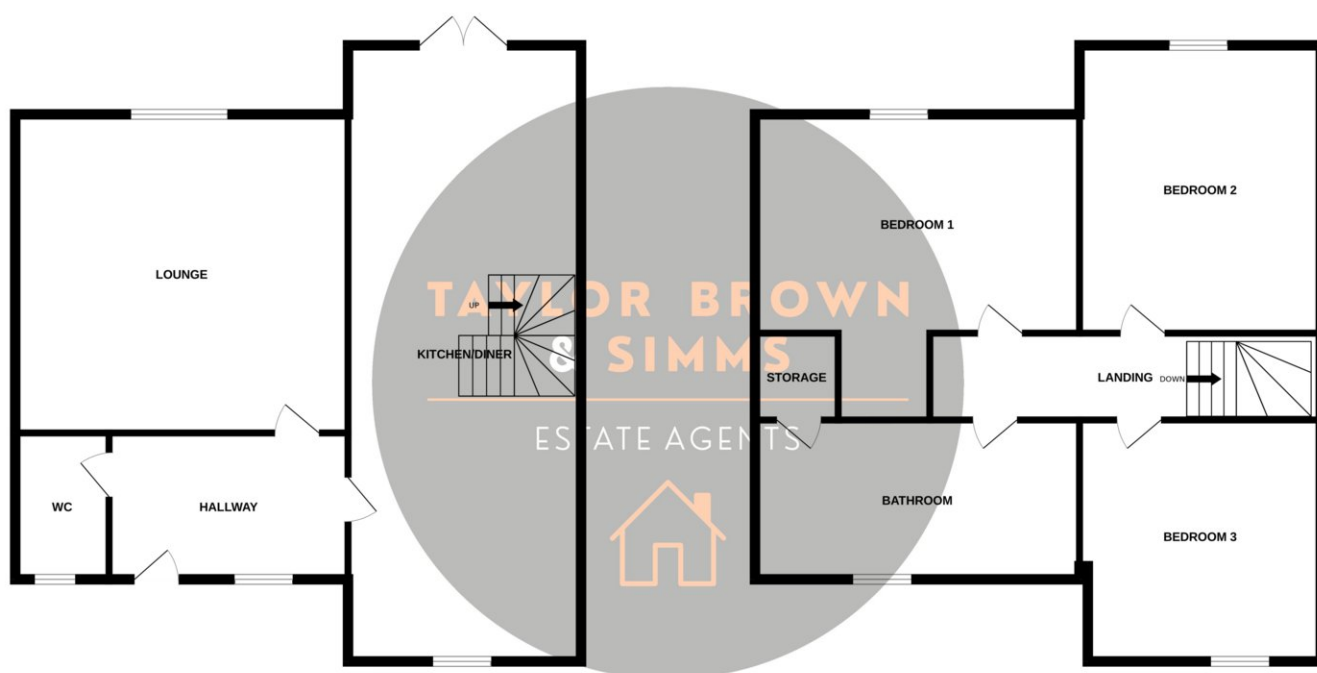
Bathroom
Window to the front aspect, fitted
with roll top bath with shower
above and shower screen, pedestal
hand wash basin, high level WC,
electric towel rail, airing cupboard
housing the water tank.

Outbuildings
Three outbuildings, with one
having electric connected.

Outside
To the front of the property is a
gravelled shared driveway,
outbuildings to the front, parking
spaces for 3 cars, electric car
charging point, lighting, side gated
access to the rear garden.
To the rear of the property is a
beautiful landscaped garden, with
lawned area, mature shrubs and
borders, lighting, seating area, and
being enclosed.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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