



## Dorney

Turnpike Lane, , Bickerton LS22 5EP

Asking Price £245,000 | Freehold

maxwell hodgson

estate agents



Ideally located within convenient access of Wetherby and the A1. Two bedroom detached bungalow in a semi rural village setting with attractive views. Sitting room, additional workroom, garage and gardens front and rear. Carriage style driveway. In need of general updating.

**Entrance Hall**

PVCu front entrance door with side panel. Radiator, airing cupboard housing hot water cylinder. 2 built in storage cupboards. Access to part boarded loft with ladder.

**Sitting Room**

18'11" x 13'11" (5.77 x 4.24)  
Stone fireplace with open fire. Two radiators. Skirting and ceiling coving. 2 radiators.

**Kitchen**

13'0" x 7'9" (3.96 x 2.36)  
Fitted with modern base and wall units, stainless steel sink unit with drainer. Space for fridge, freezer, plumbing for washing machine. Integrated single oven with electric hob and filter hood over. Velux skylight window. Glazed door to rear.

**Workroom/ Hobbies area**

17'1" x 8'10" (5.21 x 2.69)  
2 windows to rear, radiator. Door to the rear garden. Cupboard with Trianco Eurostar oil ch boiler. Partition wall divide to separate storage area with window to side.

**Inner Hallway**

Access to bedroom areas.

**Bedroom One**

12'11" x 10'0" (3.94 x 3.05)  
PVCu window. Fitted wardrobe cupboard and matching dressing table with drawer space. Radiator.

**Bedroom Two**

11'6" x 10'11" (3.51 x 3.33)  
PVCu window to rear. Radiator.

**Bathroom**

7'9" x 6'4" (2.36 x 1.93)  
Fitted with modern white four piece suite comprising panelled bath with Mira shower unit over, low level WC, pedestal wash hand basin and bidet. PVCu window to front, tiled walls.

**Garage**

19'1" x 9'5" (5.82 x 2.87)  
Brick built garage with electric and water. Lean to wooden store to side.

**Outside Front**

In and out carriage style drive with low front boundary wall. Steps up to front door. Front aspect with views to open fields. Tarmac driveway leading to garage to rear.

**Outside Rear**

Private rear garden . Concrete hard standing area to side of the garage, oil storage tank. Concrete sectional solid fuel bunker.

**Council Tax**

We understand the property has been placed in council tax band E.









### Directions

Leave Wetherby via North Street and turn right onto the A661/B1224 York Road, passing Wetherby Racecourse on the right. Follow this road until reaching Bickerton village. Take the second turning on the left into village which is Turnpike Lane and the property can be found on your left.

