



Hay Croft, , Cote Farm, West Yorkshire, BD10 8WT

- Cote Farm Development
- Close to Schools
- Views
- Chain Free
- Popular Location
- Good Size Gardens
- Driveway and Garage

Price £347,900



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DESCRIPTION

A Fantastic Chain Free Family Home on the Ever Popular Cote Farm Development

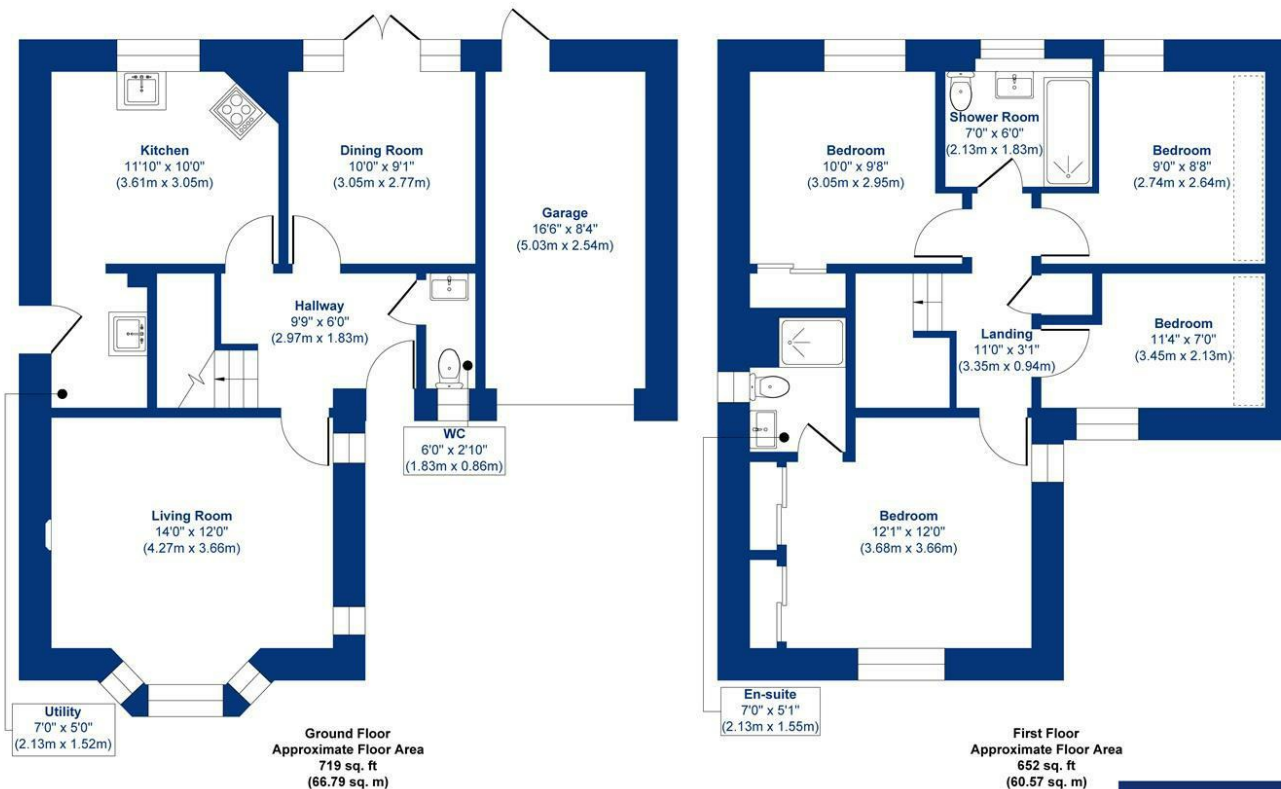
Presenting an exceptional opportunity for a growing family, this delightful four-bedroom detached house is situated in the highly sought-after Cote Farm development. The property benefits from modern conveniences including gas central heating, UPVC double glazing, and security system featuring an alarm and CCTV.

Upon entering, you are welcomed by a spacious reception hall leading to a comfortable lounge, dining room perfect for family gatherings and entertaining. The fully fitted kitchen boasts ample storage and appliances, with an adjoining utility room and a convenient cloakroom/WC.

The first floor comprises four bedrooms, with the master bedroom enjoying the luxury of an en-suite shower room and house bathroom. The rear of the property offers long distance views, enhancing the charm of this family home.







Approx. Gross Internal Floor Area 1371 sq. ft / 127.36 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Viewings

Please contact shipleyp@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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