







**£625,000**

Situated on a generous plot in the popular area of Bradville, is this four-bedroom detached family home which is being sold with no upper chain. The ground floor comprises two separate reception rooms, a kitchen, study and cloakroom. The first floor offers four double bedrooms, a family bathroom, and an en-suite to the main bedroom. The property also boasts a landscaped, terraced rear garden, a large front garden, an oversized integral garage and gated driveway parking for multiple vehicles. The property does require some modernisation but equally offers tremendous potential to create a multi-generational family home.



# Property Description

## ENTRANCE

UPVC double glazed door to:

## ENTRANCE HALL

Access via UPVC double glazed door with window to side. Doors to sitting room, study, kitchen and downstairs cloakroom, stairs rising to first floor, storage cupboard, under stairs storage cupboard housing wall-mounted boiler, radiator, parquet flooring.

## CLOAKROOM

Window to side aspect. Low level WC, pedestal wash hand basin, radiator.

## SITTING ROOM

Double glazed box-bay window to front aspect, two double glazed windows to side aspect, double glazed sliding door to garden. Feature fireplace with brick surround, three radiators, television point, telephone point.

## DINING ROOM

Double glazed window to rear aspect, double glazed sliding door to garden. Radiator.

## STUDY

Double glazed window to rear aspect. Radiator.

## KITCHEN

Double glazed window to side aspect, obscure glass double glazed stable door to side. Fitted with a range of base and eye level units with work surface over, stainless steel sink with mixer tap over, integrated: electric oven, four-ring gas hob with extractor hood over, under counter fridge; space for washing machine, radiator, part tiled walls, open archway to dining room.

## LANDING

Double glazed windows to front and side aspects. Doors to bedrooms and bathroom, airing cupboard housing hot water tank, storage cupboard, access to loft space, radiator.

## MAIN BEDROOM

Double glazed window to rear aspect. Radiator, television point, door to en-suite.

## EN-SUITE

Obscure double glazed window to side aspect. Low level WC with push button flush, wash hand basin set in vanity unit with mixer tap over, fully tiled shower cubicle with wall-mounted shower, radiator, splashback tiling.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BEDROOM FOUR

Double glazed window to side aspect, three double glazed skylight windows to front aspect. Radiator.

## BATHROOM

Obscure double glazed window to rear aspect. Low level WC, pedestal wash hand basin, panelled bath with mixer tap over, radiator, part tiled walls.

## OUTSIDE

## OVERSIZED GARAGE

Oversized garage with metal up and over door, three windows to side aspect, power and lighting.

## FRONT GARDEN

Mainly laid to lawn with shrub/hedge borders, gated block paved driveway for multiple vehicles, enclosed by timber fence panelling, hedges and low level brick wall.

## REAR GARDEN

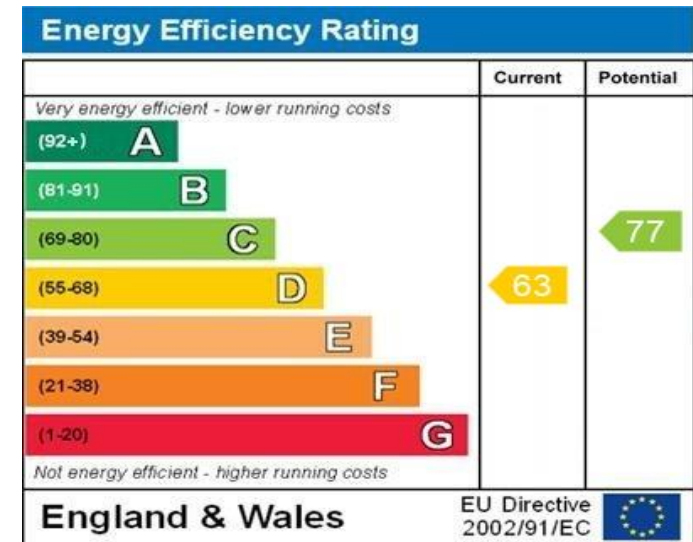
Terraced garden with patio area, steps leading to lawn areas, side gated access, greenhouse, outside light, outside tap, enclosed by timber fence panelling, hedges and brick wall.



TOTAL FLOOR AREA: 2012 sq.ft. (186.9 sq.m.) approx.

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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