



42 Raeburn Drive, Bradford, BD6 2LN

£295,000

- EXTENDED SEMI-DETACHED
- LARGE REAR GARDEN
- SUPERB ENTERTAINING SPACE
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- FOUR-FIVE BEDROOMS
- OFF ROAD PARKING
- GROUND FLOOR BEDROOM(S)
- TASTEFULLY APPOINTED
- A HIGHLY DESIRABLE PROPERTY

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**** STUNNING EXTENDED SEMI DETACHED ** FOUR-FIVE BEDROOMS ** SET ON A LARGE PLOT ** SUPERBLY PRESENTED **** This spacious family home in BD6 really has the WOW factor and must be viewed internally to be fully appreciated. To the ground floor is an 'L' shaped hallway giving access to an impressive extended dining kitchen, a living room, ground floor WC, double bedroom and an office that could be used as a fifth bedroom if required. To the first floor are three double bedrooms and a superb family bathroom. The property enjoys off-road parking to the front and a large private rear garden. Early viewing is advised.



Council Tax Band: C



Ground Floor

Entrance Hall

13'5 x 5'3

A front composite door leads in to an 'L' shape hallway. Oak internal doors lead off to the kitchen, living room, WC, bedroom and office. Stairs lead off to the first floor with a glass balustrade. Central heating radiator.

Dining Kitchen

17'8 x 16'0

Definitely the heart of the home is the superb extended dining kitchen, with a good range of fitted cabinets including a large island unit and bi-fold doors leading out to a raised deck. Integrated appliances include a fridge-freezer, dishwasher, electric oven, halogen hob, extractor and a microwave. The island unit incorporated storage cupboards, a breakfast bar and a composite sink and drainer. Doors lead off to the hall, utility room, living room and bi-fold doors with integrated blinds to the rear. There is ample space for a large dining table and a central heating radiator.

Utility Room

Fitted units with working surface, plumbing for a washing machine and space for a tumble dryer.

Living Room

15'3 x 9'0

Window overlooking the rear garden, two wall light points and a central heating radiator.

WC

Low flush WC, modern washbasin with storage below and a window to the side elevation.

Bedroom Four

10'7 x 9'7

Window to the front elevation and a central heating radiator.

Office / Bedroom Five

9'1 x 6'7

Currently used as a home office space but could be utilised as a fifth bedroom, if required. Window to the front elevation and a central heating radiator.

First Floor

Landing area with glass balustrade and access to three bedrooms and the bathroom.

Bedroom One

14'3 x 9'9

Window to the rear elevation and a central heating radiator.

Bedroom Two

10'7 x 10'6

Window to the front elevation, central heating radiator and a small walk-in wardrobe measuring 6'4 x 5'4, with clothes hanging space.

Bedroom Three

10'8 x 8'9

Window to the rear elevation and a central heating radiator.

Bathroom

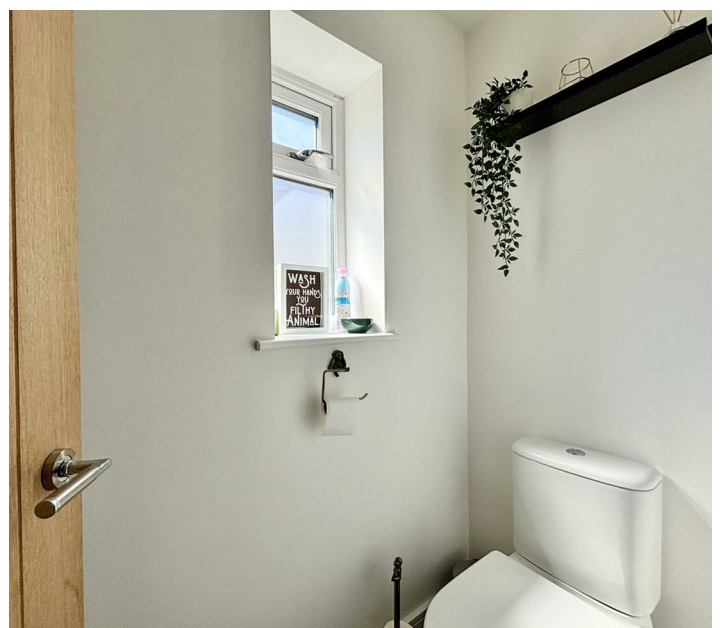
7'9 x 7'2

A modern four piece bathroom suite comprising of a walk-in shower enclosure with glass screen and a rainfall shower, low flush WC, washbasin with storage below and a superb freestanding bath with floor mounted taps. Chrome heated towel rail and a window to the side elevation.

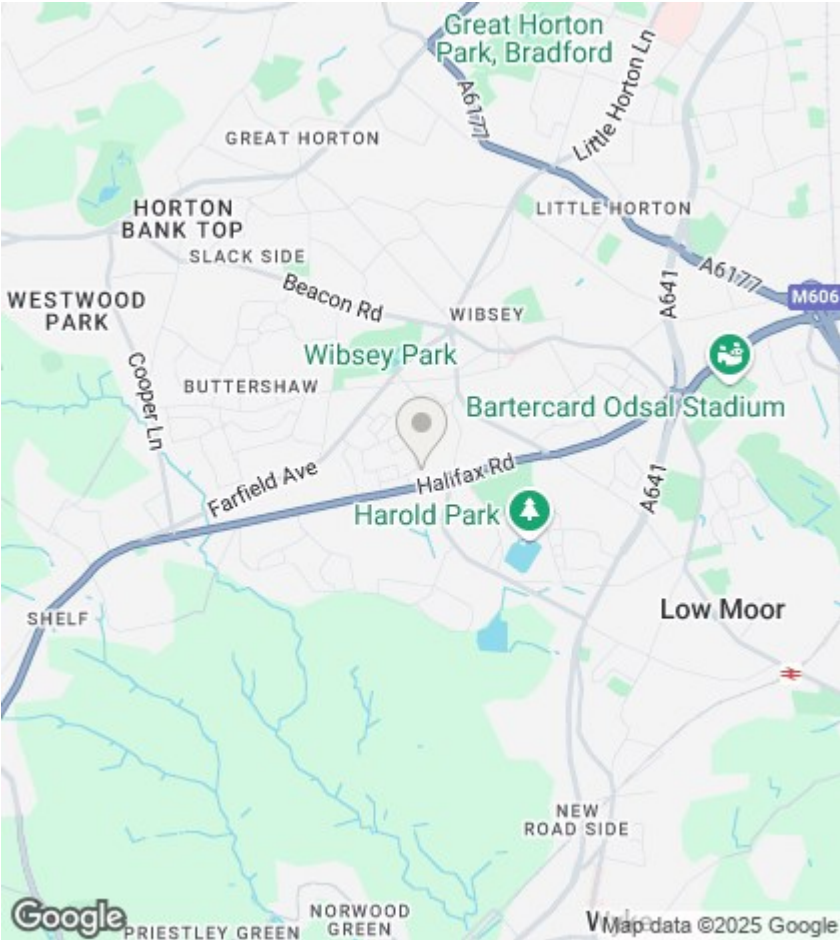
External

To the front of the property is an open-plan driveway with parking for two cars and a low maintenance garden consisting of flower beds, gravel area and mature shrubs. A gate at the side of the property leads to the rear garden and a detached single garage (for storage only). The rear garden is a good size and is mainly laid to lawn with mature trees and shrubs, plus a raised deck seating area. The perfect place for kids to play and to entertain in the summer months.

EPC & Floorplan to follow







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 