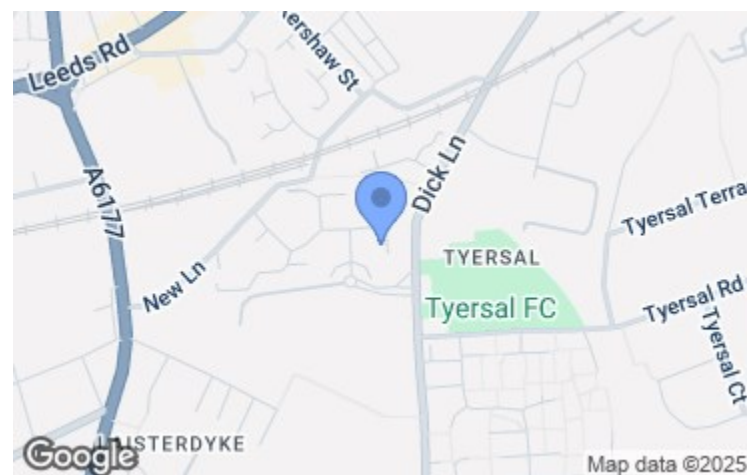


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

Strictly by appointment through WW Estates
 01274 693737
 wibsey@wwestateagents.com

Directions

See mapping.



Mill Race Lane, Bradford, BD4 8DH
Offers In The Region Of £278,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Mill Race Lane, Bradford, BD4 8DH

 2  4  2

Four Bedrooms *** Two Reception Rooms *** Family Bathroom And En-Suite *** Garage And Driveway. Nestled in the highly sought-after area of Mill Race Lane, Laisterdyke, Bradford, this well-presented and spacious four-bedroom detached house offers an ideal family home. Upon entering, you are greeted by a welcoming entrance hall that leads to a generous lounge, complete with convenient under-stairs storage. The heart of the home is undoubtedly the open-plan kitchen and dining area, which boasts modern fitted wall and base units, an oven, a gas hob with an extractor hood, and ample space for appliances. French doors open out to the large enclosed rear garden, seamlessly blending indoor and outdoor living. A ground floor WC adds to the practicality of the layout.

The first floor features three well-proportioned bedrooms, alongside a family bathroom equipped with a bath, low-level WC, and hand wash basin, catering to the needs of a busy household. Ascend to the second floor, where you will find a generous double bedroom,

complete with fitted wardrobes and an en-suite shower room, providing a private retreat for the occupants.

Externally, the property benefits from a garage and a driveway, offering parking for two vehicles. The large rear garden is a true highlight, featuring a decked seating area perfect for entertaining, as well as a lush lawn for children to play.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Well presented four bedroom detached property with two reception rooms in sought after location.</p> <p>Rating authority Borough Council Tax Band C</p>	<p>Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority</p> <p>Tenure Freehold</p>
--	--