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15 Lindley Drive

- FOUR BEDROOM SEMI-DETACHED
- MODERNISED THROUGHOUT
- ELECTRIC CHARGING POINT
- TWO BATHROOMS

Offers In Region Of £289,950
EPC Rating 'TBC'





Property Description

DESCRIPTION

We are excited to bring to market this magnificent four bed semi-detached property located in a much sought after location. Set over 3 floors and with ample space, this house will make a beautiful home for a growing family. Benefitting from a reception room, dining room, kitchen, 2 bathrooms, a utility room, four bedrooms and is neutrally decorated throughout. The outside also boasts a stunning resin driveway and electric charging point. We anticipate high interest for this property and advise early booking to avoid disappointment.

ENTRANCE HALL

15' 11" x 5' 07" (4.85m x 1.7m) The entrance hallway is extremely spacious and provides ample room for storage, it also grants access from the front porch and the side door making this a great addition to the property.





LIVING ROOM

13' 02" x 11' 04" (4.01m x 3.45m) The lounge offers a cosy and spacious space to relax and unwind after a long day. Plenty of natural light comes through the front facing window and there are French doors providing access to the dining room. The room is delightfully decorated with neutral walls and wooden floor throughout making this a space you could teak to your style with ease.

KITCHEN

16' 04" x 8' 07" (4.98m x 2.62m) The kitchen is in line with the rest of the house featuring a modern theme with gloss units. There are two good size Velux windows along with a window to the rear offering ample amounts of natural light. It also benefits from tiled flooring with underfloor heating, integrated appliances, a rangemaster gas cooker with extractor fan as well as laminated worktops, wall and base units and a stainless steel sink and drainer. There is also a central heating radiator and a door leading to the back garden.



UTILITY ROOM

5' 03" x 3' 07" (1.6m x 1.09m) With a separate utility room leading off the kitchen that has plumbing for appliances is the perfect addition for any family home.



DINING ROOM

12' 08" x 11' 01" (3.86m x 3.38m) A spacious dining room with a double French doors leading to the living room and double French doors also leading to the kitchen. Keeping in theme with the rest of the house this room has been neutrally decorated with wooden flooring running throughout. A great space for hosting.

DOWNSTAIRS BATHROOM

A fantastic addition in any family home is this downstairs bathroom which is fully tiled and fitted with a three piece suite comprising of a WC, hand wash basin and walk in shower. The bathroom also has a heated towel rail and a window to the side.



HALLWAY

7' 05" x 6' 01" (2.26m x 1.85m) Offering access to the upstairs bedrooms, family bathroom and access to the third floor. The hallway also has a window to the side and wooden flooring throughout.



MASTER BEDROOM

12' 04" x 10' 03" (3.76m x 3.12m) This bedroom comprises of a window to the front, fitted wardrobes and a central heating radiator.

BEDROOM TWO

6' 01" x 9' 03" (1.85m x 2.82m) This bedroom comprises of a window to front and a central heating radiator.

BEDROOM THREE

12' 10" x 11' 02" (3.91m x 3.4m) This bedroom comprises of a window to the rear, fitted wardrobes and a central heating radiator.



BEDROOM FOUR

17' 00" x 13' 00" (5.18m x 3.96m) This bedroom comprises of two Velux windows to the front and back and roof storage.

FAMILY BATHROOM

9' 04" x 5' 00" (2.84m x 1.52m) The family bathroom has been renovated to a high standard. It has been fully tiled and fitted with a modern three piece suite consisting of a WC, hand wash basin and a walk in shower. The bathroom also consists of a heated towel rail and a window to the rear.





PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.



RENT-A-HOUSE: Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.

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