



4 Middlebrook Rise

- FOUR BEDROOM BUNGALOW
- THREE BATHROOMS
- GARDENS TO THE FRONT AND REAR
- SPACIOUS THROUGHOUT

Offers In Region Of £299,950
EPC Rating '69'





Property Description

DESCRIPTION

Whitneys are excited to bring to the market this beautifully presented four-bedroom detached bungalow which offers an exceptional blend of comfort, space, and versatility, all set within a tranquil location boasting stunning rear garden views. Ideal for families or those seeking single-level living without compromising on space, this home is designed to suit a wide range of lifestyles. Boasting of four bedrooms, three bathrooms, living room, occasional room, conservatory, driveway and gardens, this is one not to miss.

ENTRANCE HALL

2' 11" x 9' 05" (0.89m x 2.87m) As you walk through the front door you enter the neutrally decorated hallway which allows access to the front of the house.

LIVING ROOM

19' 07" x 14' 00" (5.97m x 4.27m) With plenty of natural light coming through the large rear facing window and the double French doors leading to the



conservatory, the lounge offers a cosy and spacious space to relax and unwind after a long day. The room has been neutrally decorated with wood floor throughout making this a space you could tweak to your style with ease and is spacious enough to accommodate a range of furniture styles. This room also comprises of a gas fire with marble surround and central heating radiator.

KITCHEN/DINER

22' 11" x 9' 00" (6.99m x 2.74m) The open plan kitchen and dining area is the hub of this amazing property, absolutely stunning. With a window to the front and to the rear, there is plenty of natural light. The kitchen is high end with mod cons including integrated appliances. There is a separate door leading to a bedroom and stairs leading to an office/ occasional room offering ample amounts of space. This room is a great space host family events or a quiet breakfast with the family.



CONSERVATORY

12' 07" x 10' 05" (3.84m x 3.18m) The conservatory is great for hosting parties or entertaining family. It will comfortably accommodate a variety of furniture options making this a fantastic additional room. You have access via the double French doors and a separate door to the side leading onto the garden.

OCCASIONAL ROOM

20' 07" x 7' 09" (6.27m x 2.36m) Great size room that can be used as an occasional room, office or even kids playroom. This room comprises of neutral decor, carpets, roof storage, central heating radiator and stairs leading to the kitchen.



BEDROOM ONE

14' 10" x 9' 07" (4.52m x 2.92m) An excellent addition to the property, this extended section of the home has been thoughtfully converted into a self-contained bedroom suite, complete with its own private entrance. This versatile space includes a spacious double bedroom and a modern en-suite bathroom, offering independence and privacy-perfect for use as a granny flat, guest accommodation, or even a rental opportunity (subject to permissions). Whether for multigenerational living, visiting family, or a live-in carer, this well-designed extension provides flexibility without compromising on comfort or convenience.



BEDROOM ONE ENSUITE

9' 06" x 3' 11" (2.9m x 1.19m) This modern and well-appointed bathroom features a walk-in shower, WC, and a sleek hand wash basin with built-in storage, providing both functionality and style. The integrated vanity unit offers convenient space for toiletries and essentials, helping to keep the room tidy and organised. Finished with clean lines and neutral décor, it offers a fresh and practical space for daily



use.

BEDROOM TWO

10' 09" x 17' 02" (3.28m x 5.23m) This good-sized bedroom offers a calm and inviting atmosphere, decorated in neutral tones that provide a versatile backdrop for any style of furnishings. The room benefits from a separate en-suite bathroom, adding privacy and convenience. Ideal as a guest room or secondary suite, it combines space, comfort, and functionality for a well-rounded living experience.



BEDROOM TWO ENSUITE

8' 04" x 8' 11" (2.54m x 2.72m) The separate en-suite bathroom is finished to a high standard, featuring a bath with overhead shower, WC, and a hand wash basin set within a modern vanity unit. Tiled walls add a sleek, clean finish, combining style with practicality. This private suite offers comfort and convenience-perfect for guests or family members.

BEDROOM THREE

11' 10" x 10' 08" (3.61m x 3.25m) This good-sized bedroom is beautifully presented with a wooden floor and neutral décor, offering a warm and versatile space ready to suit any style. A large rear-facing window floods the room with natural light and provides lovely views over the garden and beyond, creating a peaceful and inviting atmosphere.



BEDROOM FOUR

9' 01" x 7' 11" (2.77m x 2.41m) This good-sized room offers excellent potential as a dedicated bedroom, home office, study, or hobby room. A rear-facing window provides natural light and offers a pleasant view through the conservatory to the garden beyond, creating a calm and inspiring workspace. Neutrally decorated and well-positioned within the home, it's a practical and adaptable space for remote working or quiet retreat.



FAMILY BATHROOM

9' 00" x 8' 06" (2.74m x 2.59m) This family bathroom is both practical and elegantly finished, featuring part-tiled walls for a clean and contemporary look. It includes a bath with overhead shower, WC, and a hand wash basin set within a modern vanity unit, offering convenient storage for toiletries and everyday essentials. Thoughtfully designed, this bathroom combines functionality and ideal for family living.

HALLWAY

9' 01" x 7' 04" (2.77m x 2.24m) Neutrally decorated



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(39-54) E		
(21-38) F		

hallway which allows access to the rear of the house and access to the part boarded loft.

EXTERIOR

This exceptional garden offers a truly peaceful outdoor retreat, surrounded by lush greenery and picturesque views that create a sense of calm and seclusion. Thoughtfully landscaped and beautifully maintained, the space features a charming water feature, adding a gentle, soothing sound that enhances the garden's tranquil atmosphere. Whether you're relaxing with a book, entertaining guests, or simply enjoying the scenery, this garden provides a beautiful all-round setting-ideal for those who appreciate nature, privacy, and year-round outdoor enjoyment.

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.

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