



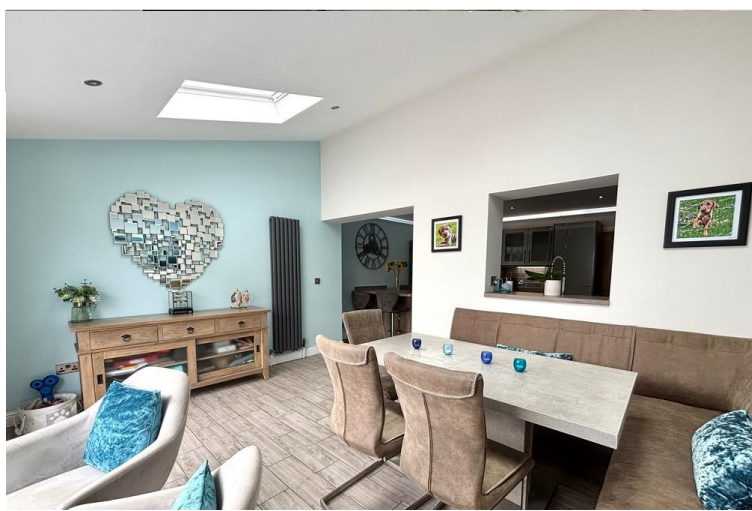
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4 Back Lane

- THREE BED DETACHED HOUSE
- MODERNISED TO A HIGH STANDARD
- OPEN PLAN KITCHEN DINER
- POPULAR LOCATION

Offers In Region Of £380,000
EPC Rating '72'





Property Description

DESCRIPTION

Beautifully Presented 3-Bedroom Detached Home with Spacious Living & Ample Parking. This stunning 3-bedroom detached property offers a perfect blend of style, space, and comfort, making it an ideal family home. Thoughtfully designed and beautifully decorated throughout, the house features a bright and spacious open-plan kitchen and dining area, perfect for modern living and entertaining. This home is ready to move into and offers everything needed for comfortable, modern family life and also benefits from a brand new boiler fitted within the last two years.

ENTRANCE HALL

12' 04" x 9' 08" (3.76m x 2.95m) A spacious and welcoming entrance hall featuring neutral décor and stylish tiled flooring. Providing access to all ground floor rooms, this bright and airy space sets the tone for the rest of the beautifully maintained home.

DOWNSTAIRS WC

3' 04" x 5' 03" (1.02m x 1.6m) Conveniently located





on the ground floor, the downstairs WC is finished with neutral décor and features a modern low-level toilet and wash basin, ideal for guests and everyday family use.

UTILITY ROOM

5' 03" x 7' 08" (1.6m x 2.34m) A practical and well-appointed space featuring a sink, tiled flooring, and space for a washing machine and dryer. A window to the rear allows for natural light, making this a bright and functional area for everyday household tasks.

LIVING ROOM

14' 08" x 16' 01" (4.47m x 4.9m) A light and airy living space featuring a large front-facing window and additional side window, flooding the room with natural light. The focal point is a charming dual-fuel fire set within an attractive stone surround, adding warmth and character. Generously sized and tastefully decorated in neutral tones, this room offers a comfortable setting for relaxing or entertaining.



KITCHEN/DINER

24' 01" x 16' 01" (7.34m x 4.9m) The true heart of the home, this impressive open-plan kitchen and dining area combines contemporary style with practical design. The kitchen is fitted with sleek grey gloss wall and base units and boasts an array of high-spec integrated appliances, including a full-length larder freezer, full-length fridge, two full-size Neff ovens, a Neff microwave, induction hob with extractor fan, and a dishwasher. A separate walk-in pantry offers additional storage convenience. The open-plan layout flows seamlessly into a generous dining and living space, ideal for family life and entertaining. Beautifully finished with fully tiled flooring throughout and flooded with natural light thanks to large bi-fold doors that open directly onto the rear garden, this space offers a perfect blend of indoor and outdoor living.



MASTER BEDROOM

18' 06" x 11' 01" (5.64m x 3.38m) A spacious and beautifully presented master bedroom featuring two rear-facing windows that allow for plenty of natural light. This well-proportioned room includes a generous walk-in wardrobe and a private en suite, offering both comfort and practicality in a peaceful setting.



BEDROOM TWO

12' 11" x 11' 00" (3.94m x 3.35m) A well-proportioned double bedroom with a front-facing window that fills the room with natural light. This versatile space also benefits from a separate walk-in wardrobe and comfortably accommodates a variety of furniture styles, making it ideal for personalisation.



FAMILY BATHROOM

7' 08" x 7' 04" (2.34m x 2.24m) A stylish and fully tiled family bathroom featuring a modern four-piece suite comprising a WC, hand wash basin, separate shower, and luxurious jacuzzi bath. A rear-facing window brings in natural light, while a heated towel rail adds both comfort and convenience to this beautifully finished space.

HALLWAY

9' 03" x 5' 11" (2.82m x 1.8m) The hallway provides access to all first-floor rooms and benefits from a side-facing window that fills the space with natural light. Additionally, there is a fully boarded loft with electrics, offering excellent extra storage or potential for further conversion.



EXTERIOR

The front of the property features a well-maintained lawn adorned with a vibrant display of flowers/ trees, creating a welcoming curb appeal. A spacious driveway comfortably accommodates up to six cars, leading to a garage equipped with full electrics and an electric door for added convenience. The private rear garden offers a tranquil outdoor retreat, beautifully finished with porcelain floor tiles, perfect for relaxing or entertaining.



DIRECTIONS:

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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