



**117a Beldon Lane, Bradford, BD7 4LE**  
**£1,500**

An immaculately presented FOUR BEDROOM DETACHED family home ideally located down a private track off Beldon Lane. The property has been maintained and improved to an impeccable standard to provide splendid accommodation.

A splendid family home which has the benefit of four double bedrooms, three reception rooms, garage and ample off road parking. The property is well located to access the local amenities and road links connecting the surrounding towns and cities. This wonderful home is likely to be of interest to the growing family.

EPC RATING - D

COUNCIL TAX BAND - E

## GROUND FLOOR

### ENTRANCE HALLWAY

A welcoming entrance hallway with a large under stairs storage cupboard, central heating radiator and stairs to the first floor.

### LOUNGE

A large main reception room which feels light and spacious and has two double glazed windows, two central heating radiators and a feature gas fire set within a high quality fireplace.

### DINING ROOM

Located next to the kitchen a dining area with a double glazed window and central heating radiator.

### KITCHEN

A fabulous kitchen fitted with a range of shaker style units with contrasting work surface over incorporating a ceramic sink and mixer tap. Three double glazed windows and glazed door allow the space to flood with natural light. The room is finished with Amtico flooring and a modern vertical central heating radiator.

### STUDY/BEDROOM FIVE

Currently utilised as a study, the room could make a fifth/guest bedroom and has a double glazed window and central heating radiator.

### WC

Fitted with a low flush WC and hand wash basin. Tiled flooring, central heating radiator and double glazed window.

## FIRST FLOOR

### LANDING

A pleasant galleried landing area with a double glazed window and access to a part boarded loft space, with fitted ladders and electric.

### BEDROOM

Double bedroom to the front elevation with a range of fitted wardrobes, double glazed window and central heating radiator.

### BEDROOM

Double bedroom with a double glazed window to the side elevation and a central heating radiator.

### BEDROOM

Double bedroom to the front elevation with a central heating radiator and double glazed window.

### BEDROOM

A fourth double bedroom, this one with a double glazed window to the rear elevation and a central heating radiator.

## BATHROOM

A vast bathroom fitted with a suite comprising of a low flush WC, hand wash basin and bath. There is a large glass screened cubicle which houses a shower unit. Tiled flooring, two double glazed windows and heated towel rail.


## EXTERNAL

The property sits proudly on a large plot with a garage and an extensive resin drive way giving an immaculate first impression and providing parking for several vehicles. The resin extends to form a path which leads around the residence to an established lawn to the side and rear where there are further resin and flagged patio areas. Mature plants and shrubs give the garden an established feel whilst providing a pleasant outdoor space with various spots to enjoy the sun throughout the day.

## LOCATION

What3words

books.edit.crip

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC 