



## 4 Grange Court | Badsworth | WF9 1BQ

Offers over £339,999

Welcome to this charming mid-terrace house located in the picturesque Grange Court, Badsworth. This delightful property boasts a generous 1,367 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing after a long day. The house features three inviting bedrooms, offering plenty of space for a peaceful night's sleep. With two bathrooms, morning routines will be a breeze for everyone in the household.

Dating back to 1800, this historic home exudes character and charm, blending traditional features with modern comforts. The property's heritage adds a unique touch, making it a truly special place to call home.

Located in the heart of Badsworth, residents can enjoy the tranquillity of village life while still being within easy reach of local amenities. Whether you fancy a leisurely stroll in the countryside or a quick trip to the nearby shops, this location offers the best of both worlds.

Don't miss the opportunity to make this enchanting house your own. Contact us today to arrange a viewing and take the first step towards creating your dream home in Grange Court.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	82
EU Directive 2002/91/EC			



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### Lounge

15'11" x 9'4"

The spacious lounge features a built-in wood burner in old-style mantelpiece, a rear aspect window and laminated flooring.

### Kitchen/Dining Room

15'4" x 9'3"

The tiled kitchen/dining room is an open plan combined area that flows seamlessly from the front door entrance. The kitchen is fitted with modern storage cupboards and built-in utilities, including a split eye level oven, hob and extractor fan. The room features two double glass paned windows with views to the street at the rear of the property.

### Utility

6'4" x 5'2"

The utility leads from the kitchen/dining room and is fitted with amenities for laundering.

### WC

The WC adjacent to the utility.

### Bedroom

14'11" x 10'0"

This en-suite double bedroom features laminated flooring, built-in storage space and a window overlooking the street at the back of the property.

### En-suite

9'2" x 3'6"

The en-suite is equipped with toilet, wash hand basin, shower facilities.

### Bedroom

12'0" x 7'6"

This small double bedroom features a rear facing window and laminated flooring.

### Closet/Bedroom

9'4" x 7'3"

The closet/bedroom features laminated flooring, built-in storage space and a window with views to the street at the back

### Bathroom

8'6" x 6'11"

The modern bathroom is equipped with toilet, wash hand basin in cabinet, bath and shower facilities. The room also features attractive wall finishes and tiled flooring.

### Garage

17'6" x 8'8"

The property benefits from a good sized garage.

### Garden

The front of the property features an enclosed well-maintained garden. Blocked paving on gravel coverage leads from the street entrance to a paved patio and front door. The remainder of the garden is laid to lawn and includes a variety of shrubs, potted plants, flower boxes and more blocked paved leisure spots arranged over the area. At the back the property borders on the street.

