



12 Ash Croft, Bradford

Bradford

£320,000

RIGHTHOUSE

12 Ash Croft

Bradford, Bradford

Righthaus is truly proud to offer this stunning EXECUTIVE FOUR BEDROOM DETACHED, situated in this PRIME WIBSEY CUL-DE-SAC. The home is WELL PRESENTED and benefits from FOUR DOUBLE BEDROOMS, DOUBLE DRIVEWAY LEADING TO THE GARAGE, BATHROOM & ENSUITE, CONSERVATORY, GAS CENTRAL HEATING, DOUBLE GLAZING and many more additional features.

Council Tax band: D

Tenure: Freehold

- DETACHED
- TWO RECEPTION ROOMS
- FOUR BEDROOMS
- DINING KITCHEN
- WELL PRESENTED
- POPULAR WIBSEY LOCATION
- BATHROOM & ENSUITE
- DOUBLE DRIVEWAY
- INTEGRAL GARAGE
- UTILITY ROOM



Hallway

Giving access to the lounge and first floor landing.

Lounge

18' 1" x 14' 12" (5.51m x 4.57m)

The lounge has a bay window and benefits from gas central heating, gas fire and double glazing.

Dining kitchen

23' 6" x 10' 10" (7.17m x 3.29m)

Open style with the dining area. The kitchen has an array of wall and base unit's as well as a good amount of workspace, 1 bowl sink unit with drainer, electric hob, electric eye level oven, integral microwave, fridge, freezer & dishwasher also further benefitting from gas central heating and double glazing.

Conservatory

10' 7" x 9' 7" (3.23m x 2.93m)

The conservatory overlooks the tranquil rear garden that itself is not overlooked but and neighbouring properties and benefits from double glazing and French doors opening into the rear garden.

Wc

5' 3" x 2' 10" (1.61m x 0.87m)

Part tiled W.C. comprising of 2 piece suite including low level W.C. and pedestal hand basin. Also benefitting gas central heating and double glazing.





Stairs and landing

Giving access to the four bedrooms and house bathroom.

Master bedroom

13' 1" x 9' 12" (3.98m x 3.04m)

Modern decor and carpet. Benefitting from modern fitted wardrobes, gas central heating and double glazing.

En-suite shower room

6' 3" x 4' 12" (1.91m x 1.52m)

Fully tiled Ensuite shower room comprising of 3 piece suite including low level W.C., pedestal hand basin and shower cubicle. Also benefitting gas central heating and double glazing.

Bedroom 2

11' 6" x 8' 2" (3.5m x 2.49m)

The bedroom has modern decor and flooring. Benefitting from gas central heating and double glazing.

Bedroom 3

10' 2" x 9' 10" (3.09m x 3m)

Modern decor and carpet. Benefitting from modern fitted wardrobes, gas central heating and double glazing.

Bedroom 4

11' 4" x 6' 5" (3.46m x 1.96m)

Modern decor and carpet. Benefitting from gas central heating and double glazing.

Bathroom

8' 1" x 4' 5" (2.47m x 1.35m)

Fully tiled family bathroom comprising of 3 piece suite including panelled bath, low level W.C., pedestal hand basin and shower over bath. Also benefitting gas central heating and double glazing.



GARDEN

To the front of the property is a well manicured lawned garden.

REAR GARDEN

To the rear of the property is a further well manicured lawned garden, matured border shrubbery and a further paved patio.

ON DRIVE

2 Parking Spaces

To the front of the property is a double driveway.

GARAGE

Single Garage

The integral garage has power, lighting and a water supply and access via the up and over door.





Approximate total area⁽¹⁾

1319.50 ft²
122.59 m²

Reduced headroom

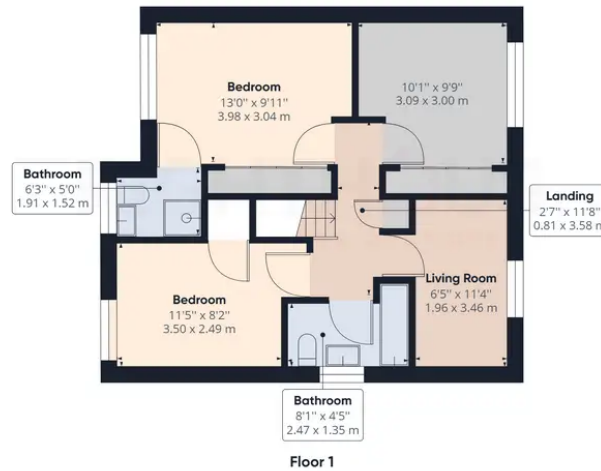
9.24 ft²
0.86 m²

(1) Excluding balconies and terraces

⌈ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Righthaus Estate Agents

Righthaus Estate Agents, 208 High Street - BD6 1QP

01274 813500

Wibsey@yourrighthaus.co.uk

www.yourrighthaus.co.uk/

