



12 Badgers Way, Bradford

Bradford

£429,995

RIGHTHOUSE

12 Badgers Way

Bradford, Bradford

**** NO ONWARD CHAIN **** Righthaus are proud to offer this **UNIQUE** opportunity to acquire this **STUNNING FOUR/ FIVE BEDROOM EXECUTIVE DETACHED** property that has **A ONE BEDROOM SELF CONTAINED ANNEX/ OFFICE**. The home benefits from **THREE RECEPTION ROOMS, FIVE BEDROOMS, STUDY ROOM, DOUBLE DRIVEWAY, INTEGRAL DOUBLE GARAGE, ALARM, GAS CENTRAL HEATING, DOUBLE GLAZING** and much more.

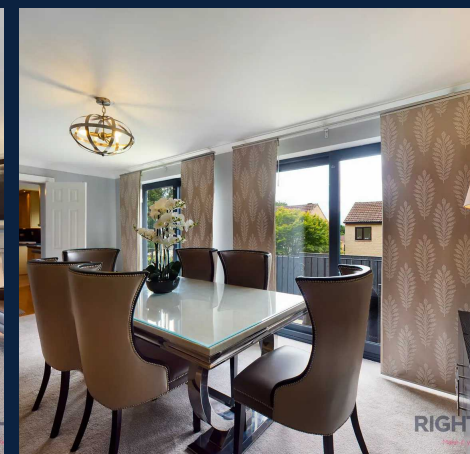
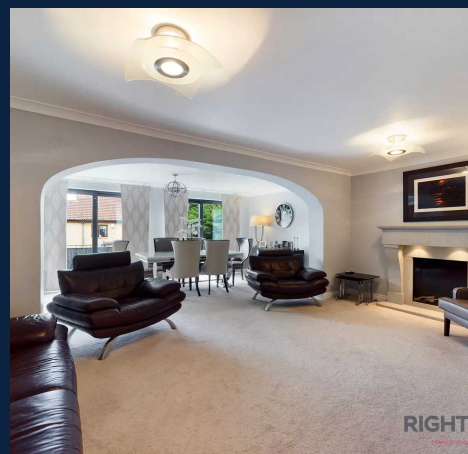
Council Tax band: E

Tenure: Freehold

- EXECUTIVE DETACHED
- EXTENDED
- FIVE BEDROOMS
- SELF CONTAINED ANNEX/ OFFICE
- THREE BATH/ SHOWER ROOMS PLUS W/C
- THREE RECEPTION ROOMS
- ALARM



RIGHTHOUSE
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Virtual tour

View the 360 degree virtual tour of this property here:
<https://premium.giraffe360.com/righthaus-properties/4286f8ad51ce4c1f8850449a6ef5dfad/>

Hallway

Giving access to the lounge, second reception rooms and first floor landing.

Lounge

17' 11" x 11' 7" (5.45m x 3.53m)

The lounge benefits from gas central heating, gas fire and double glazing.

Reception room 2/ Dining room

22' 6" x 18' 3" (6.86m x 5.56m)

Reception room 2/ the Dining room features sliding doors opening onto the raised patio, which in turn gives access to the rear garden and also benefits from gas central heating and double glazing.

Kitchen

17' 1" x 9' 9" (5.2m x 2.96m)

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, Rangemaster style cooker, Island with breakfast bar area, gas central heating and double glazing.

w/c

3' 8" x 2' 8" (1.13m x 0.81m)

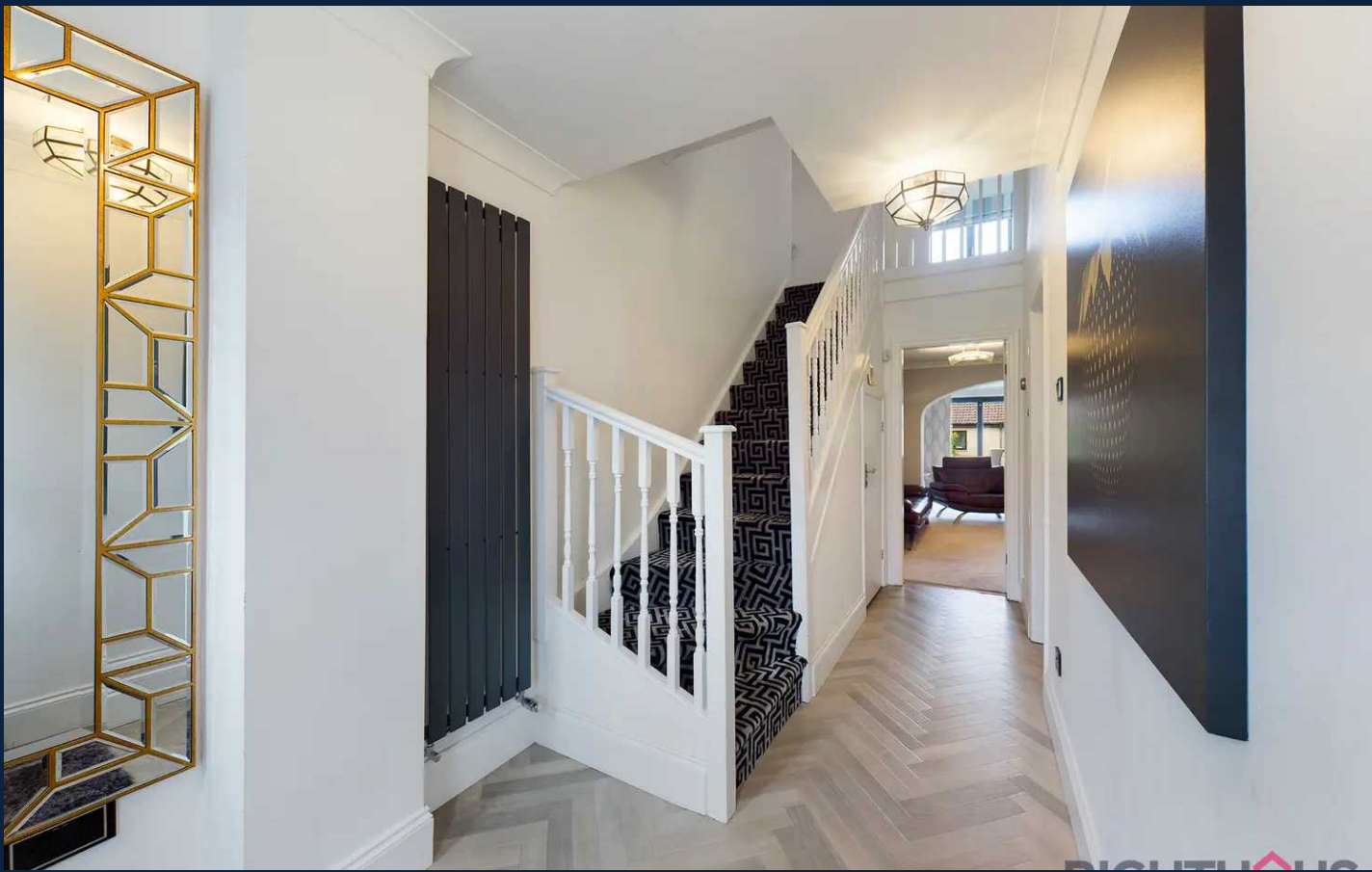
Part tiled W.C. comprising of 2 piece suite including low level W.C. and pedestal hand basin. Also benefitting gas central heating and double glazing.

Pantry kitchen

4' 9" x 4' 6" (1.44m x 1.38m)

This room has a separate gas oven, sink unit and cupboards. This room offers a good space to cook outside the traditional kitchen or could be converted into a utility room.





Hallway

Giving access to the pantry kitchen, W/C and out externally to the side of the property.

Study/ Playroom

11' 9" x 8' 4" (3.58m x 2.55m)

This room offers fantastic flexibility with multiple uses, this could be for home working and a study, a prayer room or play room. Further benefits from gas central heating

Self Contained annex

Annex/ office

14' 2" x 9' 10" (4.31m x 2.99m)

This room has access from either the study or from the side of the property and benefits from small kitchen area with sink and cupboard, office/ bedroom area with fitted cupboards, gas central heating and double glazing.

Shower room

4' 11" x 3' 11" (1.51m x 1.2m)

Fully tiled 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.

First floor

Master Bedroom

12' 12" x 11' 9" (3.95m x 3.57m)

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

En-suite shower room

6' 3" x 6' 2" (1.9m x 1.89m)

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' 10" x 8' 5" (3.6m x 2.57m)

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

Bedroom 3

9' 3" x 8' 5" (2.83m x 2.56m)

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

Bedroom 4

8' 4" x 8' 4" (2.54m x 2.55m)

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

House bathroom

8' 4" x 8' 4" (2.54m x 2.53m)

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

Freehold

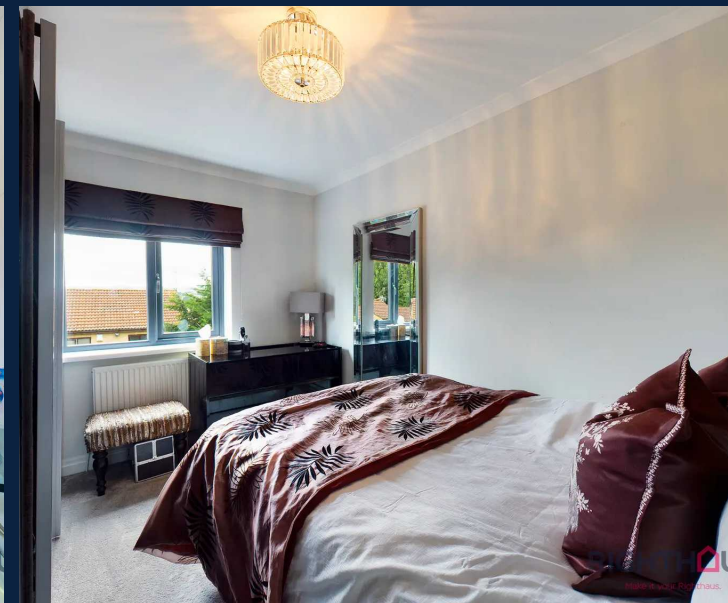
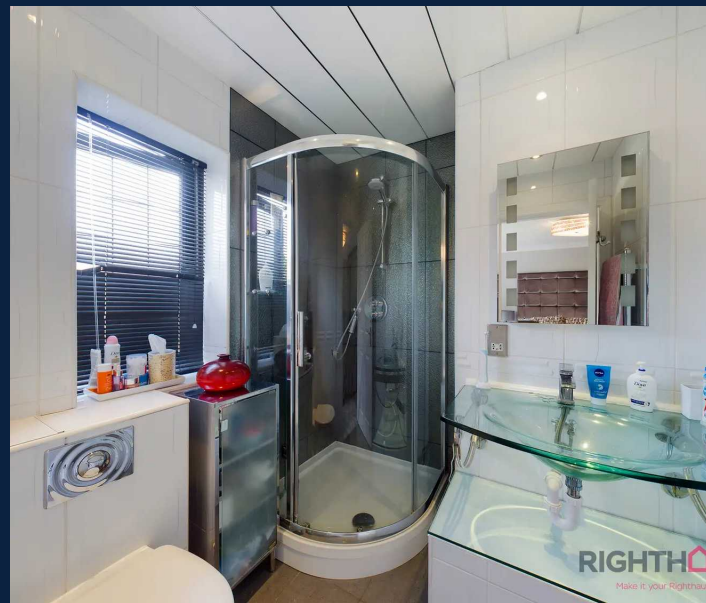
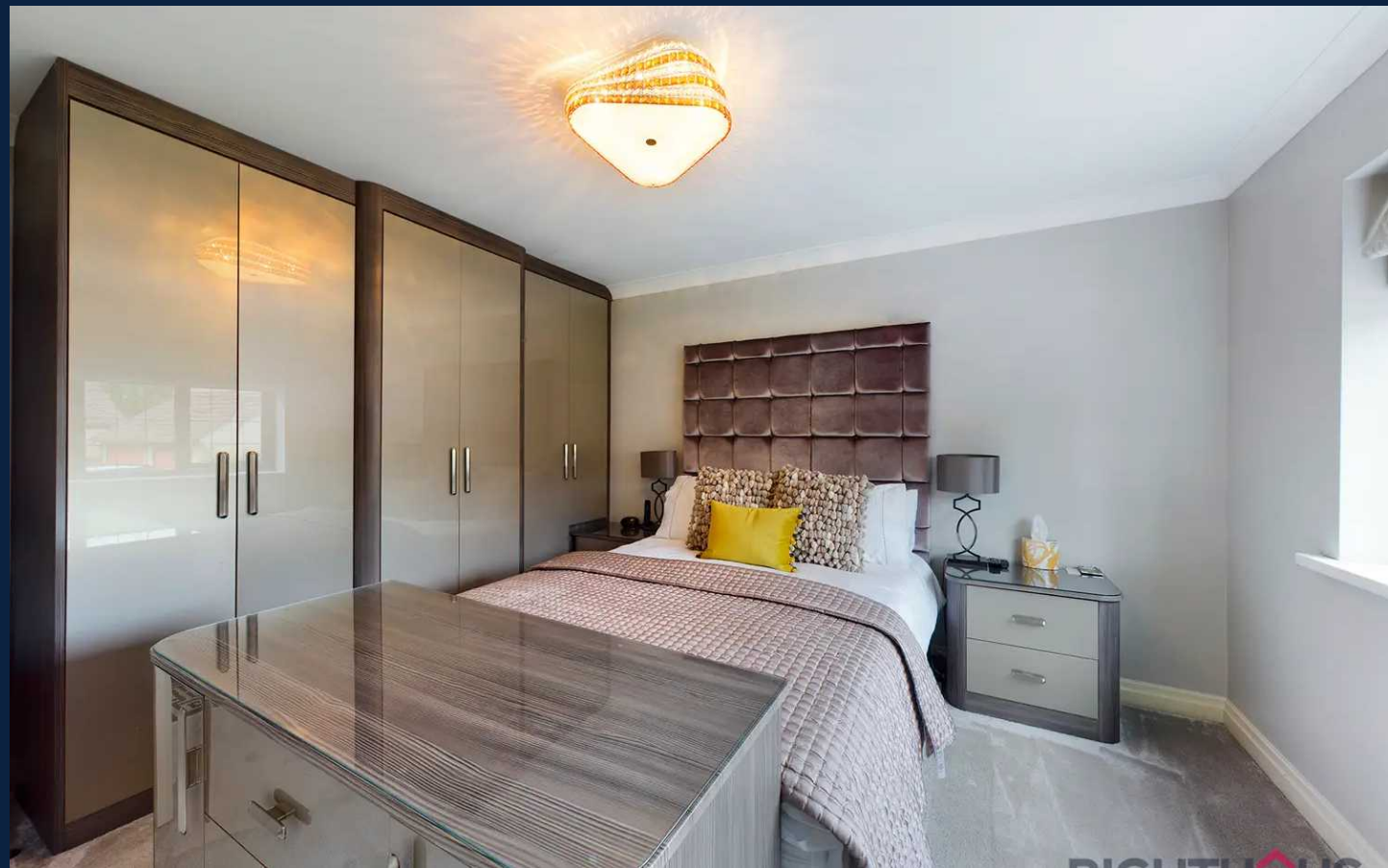
Our client has advised us that this property is freehold, this information should be verified by your solicitor prior to proceeding with any purchase.

Council tax banding

Through information sourced via the Gov.uk website, we are advised this property is BAND E, however, this should be checked by your solicitor/ conveyancer to be correct prior to exchange of contracts.

Disclaimer

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



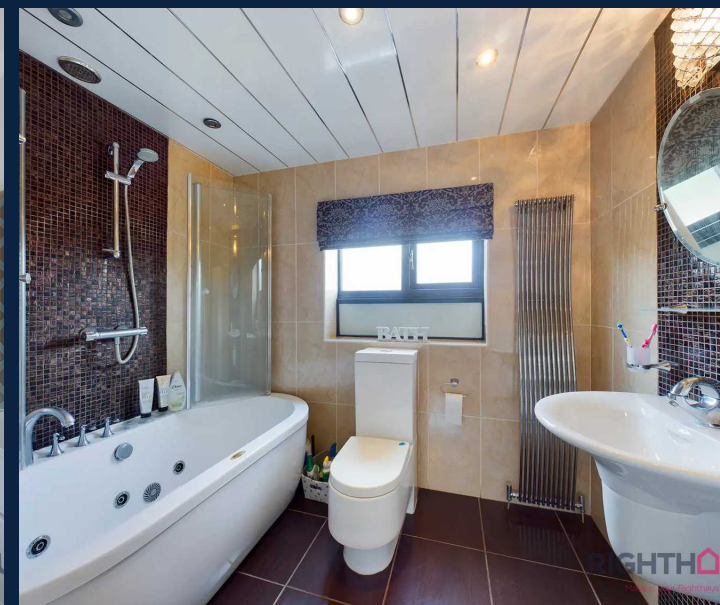
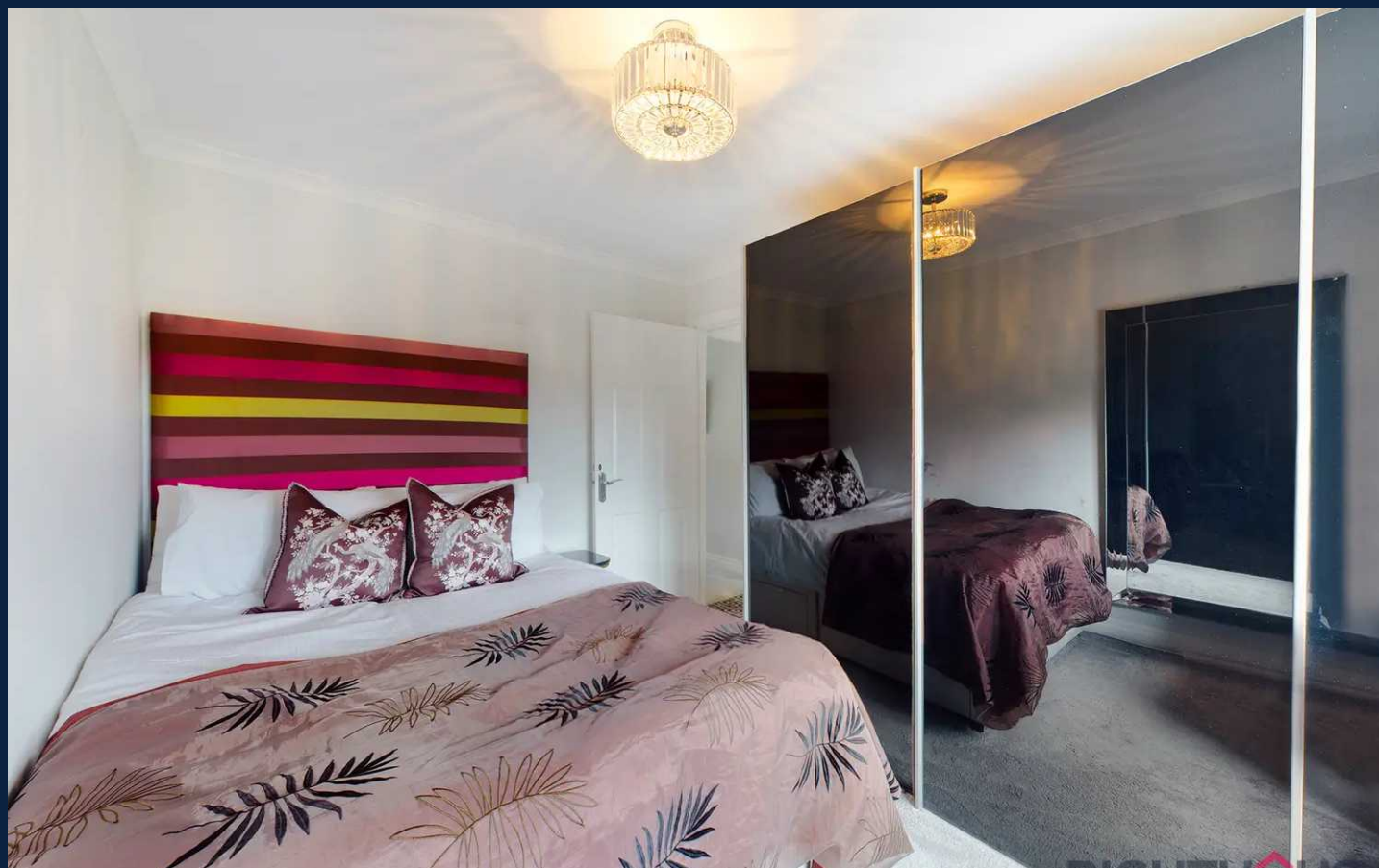
GARDEN

To the front of a property is a well manicured garden with lawn and border planting areas. Whilst to the rear is a lawned garden and a raised patio.

GARAGE

Double Garage

To the front of a property is a double driveway leading to the double integral garage. the rear is a lawned garden and a raised patio.







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

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/

