



**Mill Race Lane, Laisterdyke Bradford BD4 8DH**

**welcome to**

**Mill Race Lane, Laisterdyke Bradford**

Offered to the market this beautifully presented throughout four bedroom detached property. This property is ideally located with easy links to Leeds or Bradford and close to schools and local amenities.



## Entrance Vestibule

### Downstairs W/c

With w/c and gas central heating radiator.

### Lounge

14' 6" x 11' 4" ( 4.42m x 3.45m )

Located on the ground floor with UPVC window to the front, wood effect flooring and gas central heating radiator.

### Kitchen/ Diner

15' 1" at widest x 9' 1" at widest ( 4.60m at widest x 2.77m at widest )

Located on the ground floor with white gloss fitted wall and base units incorporating stainless steel sink and drainer with work surfaces, gas central heating radiator, open to dining room with patio doors to the rear.

### Landing

With window to the side.

### Bedroom One

17' 9" into dormer x 8' 2" ( 5.41m into dormer x 2.49m )

Located on the second floor with window to the front.

### Ensuite

Comprises of shower cubicle, wash hand basin and w/c.

### Bedroom Two

9' 4" x 11' 7" ( 2.84m x 3.53m )

With window to the front.

### Bedroom Three

9' 4" x 7' 8" ( 2.84m x 2.34m )

Located on the first floor with window to the rear and gas central heating radiator.

### Bedroom Four

6' x 8' ( 1.83m x 2.44m )

With window to the rear and gas central heating radiator.

## Bathroom

A three piece bathroom suite comprises of bath with shower attachment, wash hand basin, w/c and window to the side.

## Outside

With enclosed lawned garden to the side and rear with decking. Tarmac drive to the front, leading to garage with up and over door.



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## Mill Race Lane, Laisterdyke Bradford

- Four bedroom
- Detached property
- Main bedroom with ensuite
- Spacious garden to the rear
- £280,000-£285,000

Tenure: Freehold EPC Rating: C

guide price

**£280,000-£285,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF114553 - 0006

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william h brown



**01274 693138**



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



**williamhbrown.co.uk**