









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 \times 9' 1" at widest (4.60m at widest \times 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

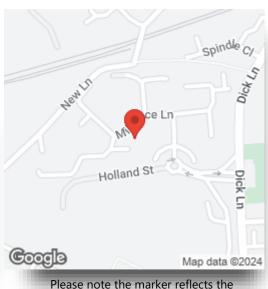
guide price

£280,000-£285,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF114553



Property Ref: BDF114553 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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