









welcome to

Mill Race Lane, Laisterdyke Bradford

Offered to the market is this beautifully presented executive three bedroom detached property in popular residential development. Benefiting from three good sized bedrooms with master ensuite. Offering an easy commute into Leeds.













Entrance Hall

Large hall with tiled flooring and storage cupboard.

Downstairs W/c

With corner wash hand basin, w/c and gas central heating radiator.

Lounge

16' 1" x 10' 8" (4.90m x 3.25m)

With dual aspect window, UPVC patio doors to the rear and gas central heating radiator.

Kitchen/ Diner

16' 1" x 11' 4" (4.90m x 3.45m)

Modern kitchen with a range of white and grey gloss wall and base units incorporating stainless steel sink and drainer with work surfaces, electric oven, gas hob, tiled flooring, UPVC french doors to the rear, gas central heating radiator, integrated fridge freezer, dish washer and washing machine.

Landing

With UPVC window to the front, switch back stairs and airing cupboard.

Bedroom One

9' 8" x 9' 7" (2.95m x 2.92m)

With UPVC window to the front and gas central heating radiator.

En Suite

Part tiled shower room.

Bedroom Two

12' 1" at widest x 8' 6" at widest (3.68m at widest x 2.59m at widest)

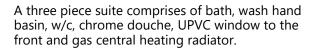
With UPVC window to the rear and gas central heating radiator.

Bedroom Three

 $16' \ 3'' \ x \ 7' \ (4.95m \ x \ 2.13m)$

With UPVC window to the rear, fitted wardrobe and gas central heating radiator.

Bathroom



Outside

With pleasant enclosed, lawned garden to the rear with side gate access offering good potential to extend (subject to planning permissions).





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- Three bedroom
- Detached property
- Master bedroom with ensuite
- Well presented through out
- £245,000

Tenure: Leasehold EPC Rating: C

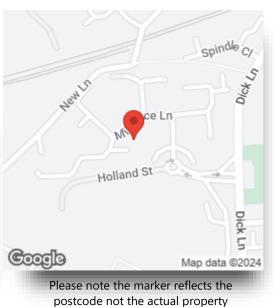
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£245,000









view this property online williamhbrown.co.uk/Property/BDF114608



Property Ref: BDF114608 - 0007 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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