



Mill Race Lane, Laisterdyke Bradford BD4 8DH

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 and integrated fridge freezer.

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

A three piece suite comprises of bath, wash hand basin, w/c, chrome douche, UPVC window to the front and gas central heating radiator.

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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Mill Race Lane, Laisterdyke Bradford

- Three bedroom
- Detached property
- Master bedroom with ensuite
- Well presented through out
- Offers over £235,000

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 100.00

Ground Rent: 175.94

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.

offers over

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF114608 - 0009

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