



## Cutler Heights Lane, Cutler Heights, Bradford, BD4 9JG

- FOUR - BEDROOM SPACIOUS FAMILY HOME
- FOUR BATHROOMS (TWO EN-SUITES)
- SET OUT OVER FOUR FLOORS
- ACCESS TO M62 MOTORWAY / LOCAL SCHOOLS & AMENITIES
- EPC RATING GRADE D
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN / DINING ROOM
- UTILITY ROOM
- COUNCIL TAX BAND A

**Offers In The Region Of £270,000**



# Cutler Heights Lane, Cutler Heights, Bradford, BD4 9JG - Offers In The Region Of £270,000

## DESCRIPTION

HUNTERS BRADFORD PRESENTS - CUTLER HEIGHTS LANE - BD4

FOUR-BEDROOM SPACIOUS FAMILY HOME - TWO RECEPTION ROOMS - FOUR BATHROOMS (TWO EN-SUITES) - SPACIOUS KITCHEN / DINING ROOM - SET OUT OVER FOUR FLOORS - UTILITY ROOM - ACCESS TO M62 MOTORWAY / LOCAL SCHOOLS & AMENITIES - COUNCIL TAX BAND A - EPC RATING GRADE D

EXTENDED TO THE REAR - MAKING THIS PROPERTY LARGER THAN OTHERS IN THE AREA (awaiting council sign off)

### LOWER GROUND FLOOR

Enter the utility area, with basin, plumbing for a washing machine, dryer, with integrated fridge and dishwasher. To the front is the second reception room, ideal as a games room or if you have a large family, a reception room for the kids. To the rear of the utility area is bedroom number five and next to it a shower room, (shower cubicle, basin/vanity & WC). The lower ground floor could be granny flat style accommodation for older family relatives or guests.

### GROUND FLOOR

Enter the hallway, there are doors to reception room 1, the kitchen and stairs to the first floor. Reception room 1 is well-presented with solid fuel fireplace in stone surround. The kitchen is a wow factor for this home, with a great selection of wall and base units, breakfast bar seating, two basins, gas hob with extractor, eye level dual oven, integrated dishwasher, and fridge/freezer. To the rear of the kitchen is the main dining room, to the front are stairs to the lower ground floor.

### FIRST FLOOR

The landing gives access to bedroom 1&2, a bathroom with stairs to the second floor and a shelving unit. Bedroom 1 is a good size double room to the rear, bedroom 2 is a double room to the front with an en-suite three-piece shower room. The bathroom is a three piece with corner bath, basin and WC.

### SECOND FLOOR

To the second floor is a double room with Dorma, spotlights, skylight window and en-suite bathroom. The bathroom features a roll top bath, basin, and WC.

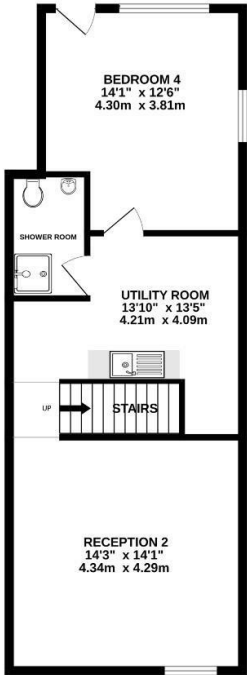
### EXTERNAL

To the front a garden area to the front with a paved area to the rear.

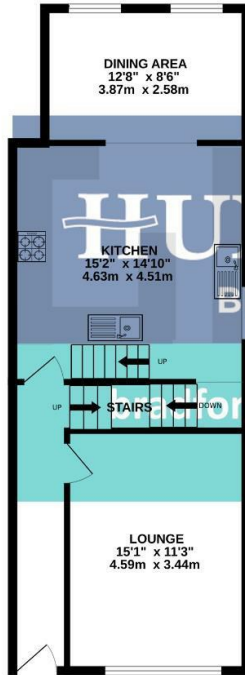




LOWER GROUND FLOOR



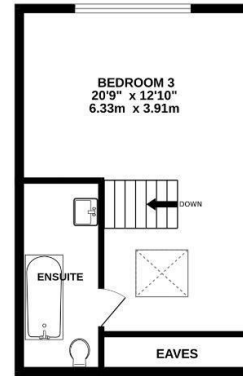
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

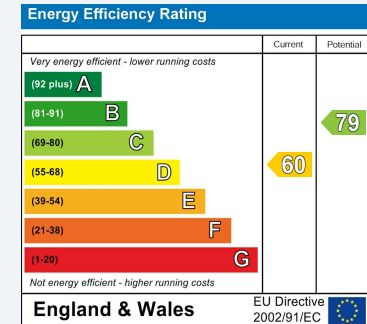
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

