



## Whitehead Close, Laisterdyke, Bradford, West Yorkshire, BD4 8AS

- FOUR BEDROOM WELL PRESENTED DETACHED FAMILY HOME
- GROUND FLOOR WC
- ACCOMMODATION OVER THREE FLOORS
- FOUR PEICE BATH / SHOWER ROOM
- GARDENS TO BOTH THE FRONT AND REAR, DRIVEWAY PARKING
- TWO RECEPTION ROOMS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- BEDROOM 1 WITH FITTED WARDROBES AND ENSUITE SHOWER ROOM
- DOUBLE GLAZING , GAS CENTRAL HEATING
- COUNCIL TAX BAND E, EPC RATING GRADE C

**Offers In The Reaion Of £280.000**

# Whitehead Close, Laisterdyke, Bradford, West Yorkshire, BD4 8AS



Nestled in the charming cul-de-sac of Whitehead Close, Laisterdyke, Bradford, this stunning detached family home is a true gem waiting to be discovered. Boasting not only 4 bedrooms but also 2 reception rooms, this property offers ample space for a growing family or those who love to entertain.

Buildmark cover start date 30-JUN-2017 - Buildmark cover end date 29-JUN-2027

As you step inside, you are greeted by a modern kitchen complete with integrated appliances, perfect for whipping up delicious meals for loved ones. The ground floor WC adds convenience, while the accommodation spread over three floors provides a sense of privacy and space for all family members.



The main bedroom is a true sanctuary with fitted wardrobes and an ensuite shower room, offering a touch of luxury to your everyday routine. With two bathrooms in total, including a four-piece bath/shower room, there will be no more morning queues in this household.

This home is not only aesthetically pleasing but also practical, featuring double glazing and gas central heating for comfort and efficiency. One of the highlights of this property is the enclosed rear garden, perfect for enjoying a cup of tea on a sunny day. There is also a garden to the front, this could be converted into additional parking if required, subject to planning.

Parking is made easy with space for one vehicle on the driveway, ensuring you never have to worry about finding a spot after a long day. Situated in Council Tax Band E and boasting an EPC rating of Grade C, this property is not only beautiful but also cost-effective in the long run.



Close to amenities, schools, with transport links to both Bradford, Leeds and the M62 motorway. Whether you're looking to enjoy vibrant city life or escape to the countryside, this property offers the best of both worlds.

Don't miss out on the opportunity to make this house your home - book a viewing today and step into the future of comfortable and stylish living in West Yorkshire.



# Whitehead Close (SR), Laisterdyke, Bradford, West Yorkshire, BD4 8AS



## GROUND FLOOR

Hallway

Reception Room 1  
19'2" x 15'3"

Reception Room 2 / Dining Room  
8'11" x 15'11"

Kitchen  
5'11" x 10'11"

Ground Floor WC

## FIRST FLOOR

Landing

Bedroom 2  
14'7" x 10'1"

Bedroom 3  
8'11" x 12'7"

Bedroom 4  
11'2" x 9'3"

Four Piece bath / Shower Room  
7'10" x 7'8"

## SECOND FLOOR

Landing

Storage Cupboard

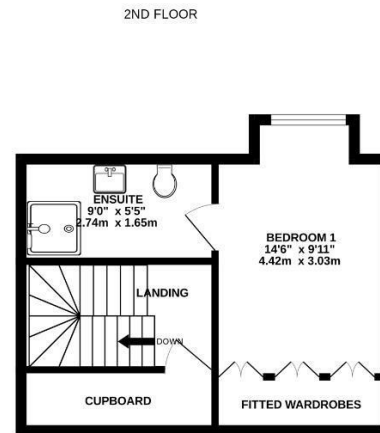
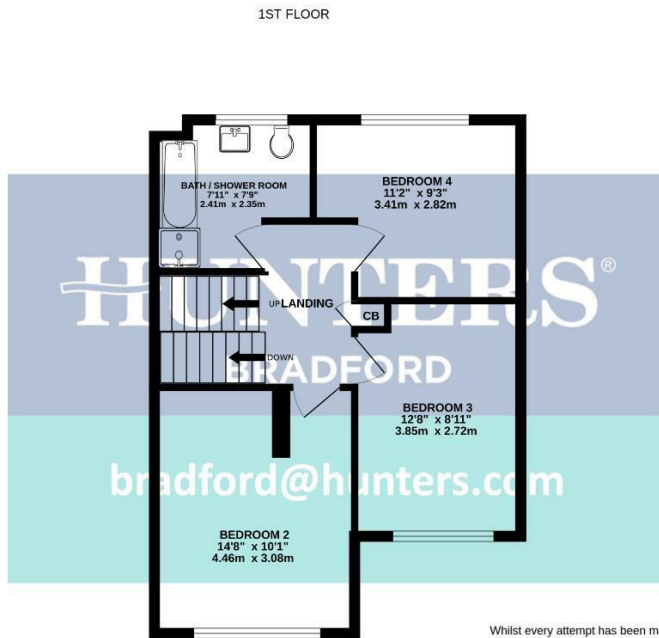
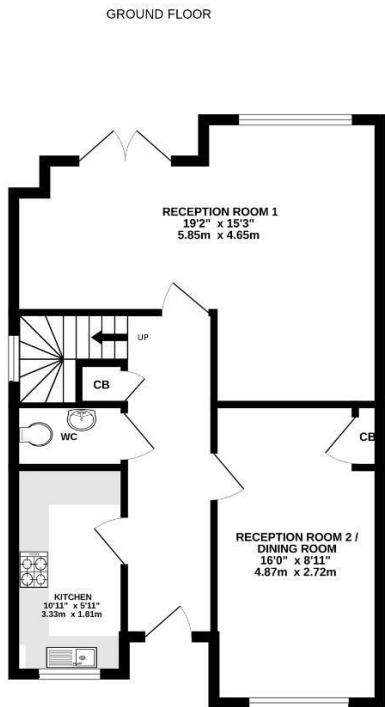
Bedroom 1  
9'11" x 14'6"

Ensuite  
8'11" x 5'4"

EXTERNAL

Front Garden & Driveway

Rear Garden



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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>90</b> |
| (81-91) <b>B</b>                            |  | <b>79</b>               |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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.



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