



Mill Race Lane, Laisterdyke, Bradford, West Yorkshire, BD4 8DH

- MODERN FOUR BEDROOM DETACHED FAMILY HOME
- DINING ROOM WITH PATIO DOORS TO REAR GARDEN
- ACCOMMODATION OVER THREE FLOORS
- ENCLOSED REAR PATIO GARDEN WITH ARTIFICIAL GRASS
- COUNCIL TAX BAND E
- TWO RECEPTION ROOMS WITH ADDITIONAL THIRD ROOM
- GROUND FLOOR WC
- BEDROOM 1 WITH ENSUITE SHOWER ROOM
- DRIVEWAY FOR TWO CARS
- EPC RATING GRADE C

Offers Over £270,000



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DESCRIPTION

Nestled in the charming area of Mill Race Lane, Laisterdyke, Bradford, this modern four-bedroom detached family home offers a perfect blend of comfort and contemporary living. Built in 2016, the property spans an impressive approx. 1,270 square feet and is designed to accommodate the needs of a growing family.

Internally, you are greeted by spacious reception rooms, providing ample space for relaxation and entertainment. The dining room, features patio doors that lead to the enclosed rear garden, creates a seamless connection between indoor and outdoor living, ideal for summer gatherings. The ground floor also includes a convenient WC. The modern kitchen is ideal for creating family meals and great times.

The current owners, converted the garage into a third habitable room (Planning Ref. No: 23/04042/HOU), this could be a reception room, or a fifth bedroom, ideal for multi-generational living and could be converted to include an ensuite subject to any planning,

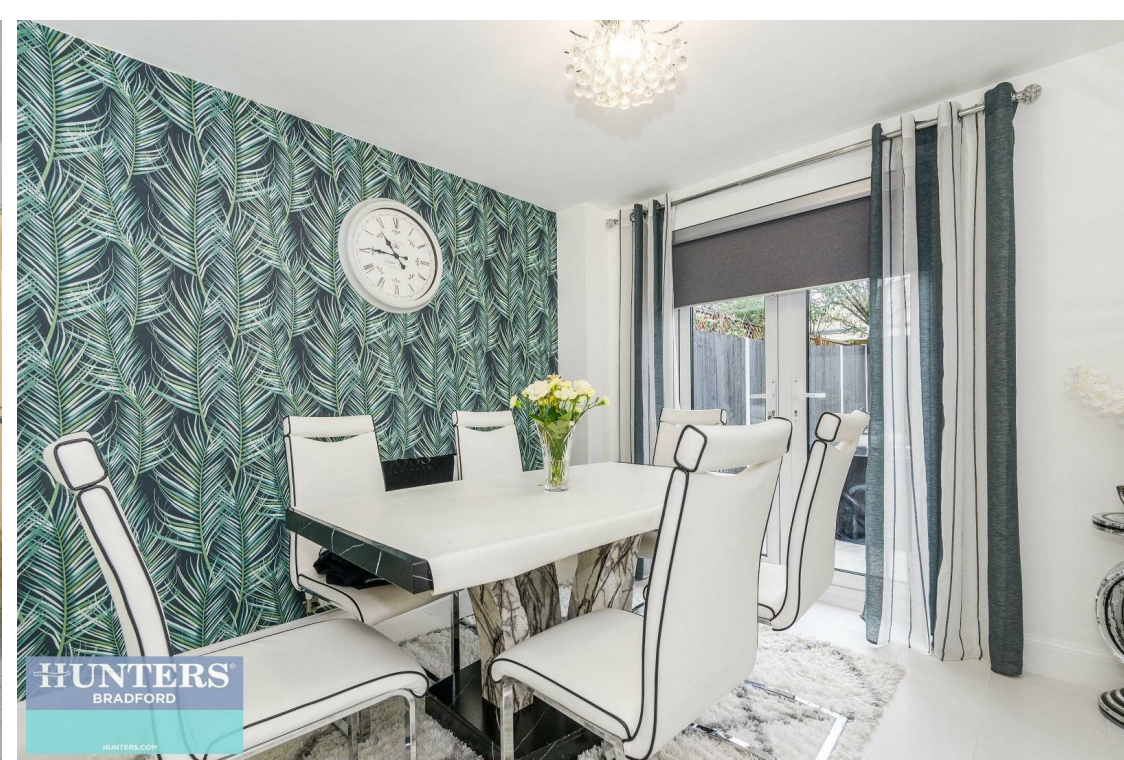
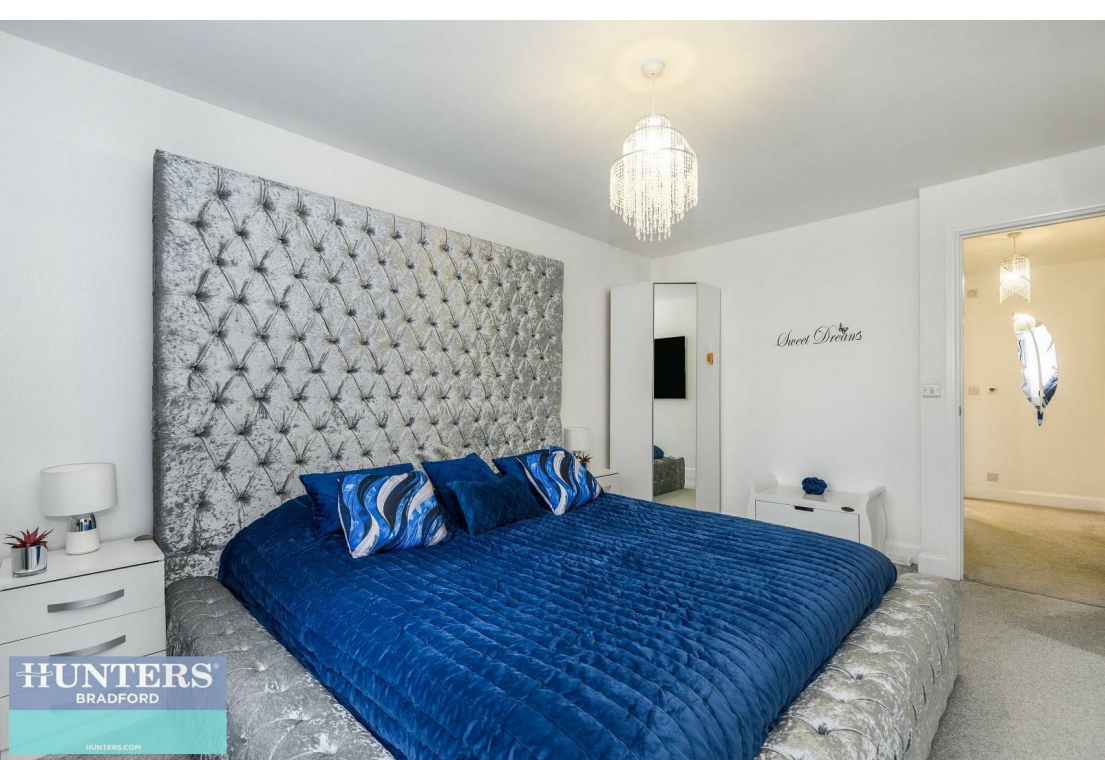
The accommodation is thoughtfully arranged over three floors, ensuring privacy and space for all family members. The first bedroom boasts an ensuite shower room, offering a private retreat for the homeowners. The additional three bedrooms are well-proportioned, making them suitable for children, guests, or even a home office.

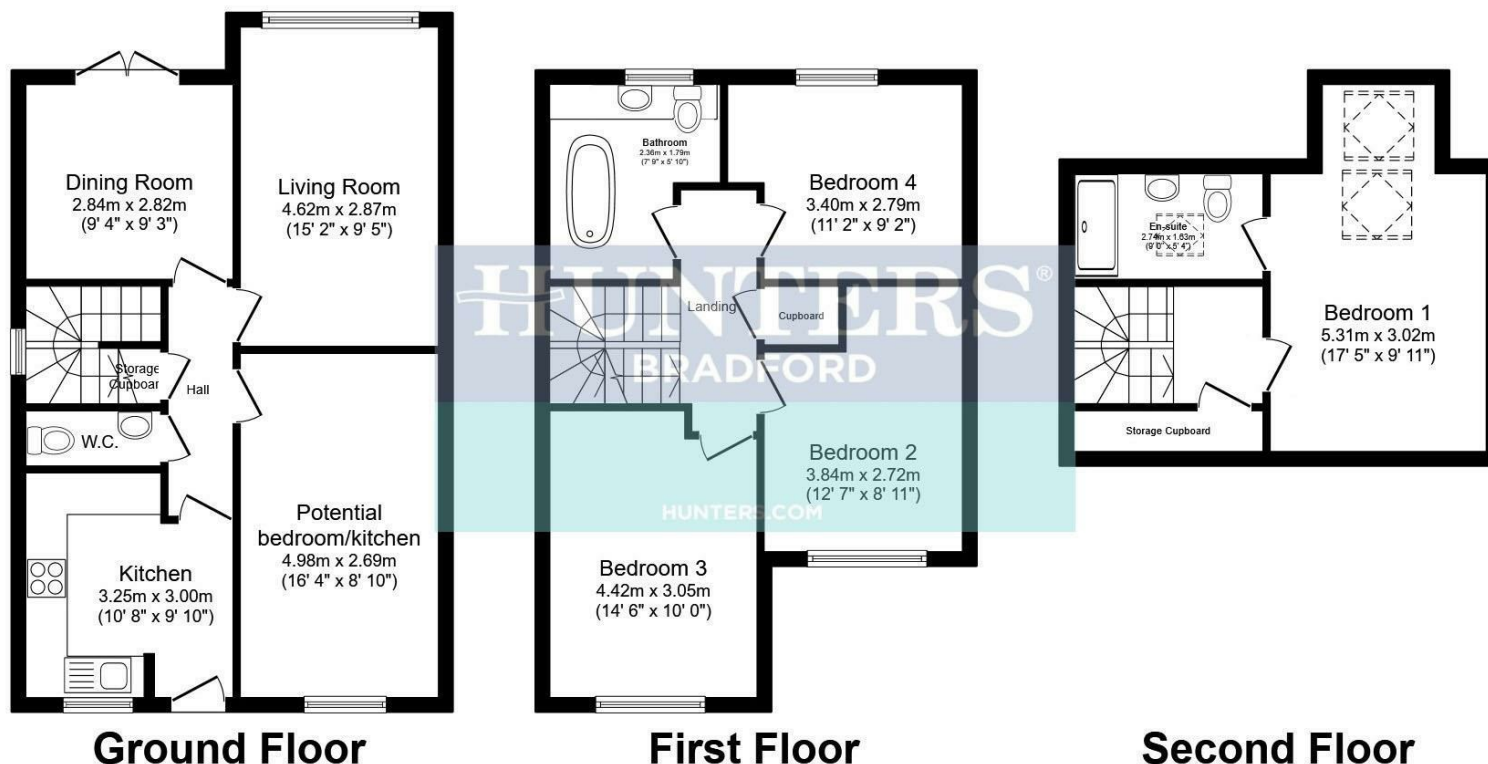
The enclosed rear patio garden, complete with artificial grass, provides a low-maintenance outdoor space for children to play or for hosting barbecues. The property also benefits from a driveway that accommodates two vehicles, ensuring parking is never a concern.

With double glazing and gas central heating, this home is both energy-efficient and comfortable throughout the year. The property falls under Council Tax Band E and has an EPC rating of Grade C, reflecting its modern build and energy-saving features.

This delightful family home in Laisterdyke is not just a house; it is a place where memories can be made, with its modern amenities and convenient location.

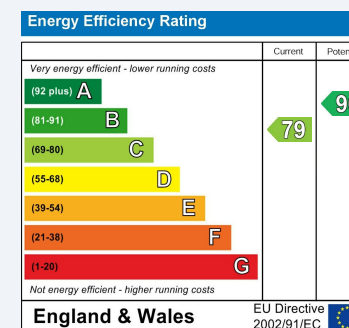






ENERGY PERFORMANCE CERTIFICATE

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.

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Viewings

Please contact 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.