



Winterfell Road, Drighlington Bradford BD11 1EG

welcome to

Winterfell Road, Drighlington Bradford

EXECUTIVE FOUR BEDROOM DETACHED FAMILY HOME situated on the popular Kings Park Development in the heart of Drighlington Village and having easy access to local amenities and motorway links.

Entrance Hall

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing, doors leading into the living room, garage, downstairs WC and the open plan kitchen/diner.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator.

Living Room

9' 8" x 15' 3" into bay (2.95m x 4.65m into bay)
uPVC double glazed bay window to the front, gas central heating radiator.

Open Plan Kitchen/Diner

8' 9" x 26' 10" (2.67m x 8.18m)
Having a fully fitted executive kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated appliances include dishwasher, fridge freezer, electric oven and microwave, induction hob with extractor fan, two gas central heating radiators, two uPVC double glazed windows to the rear and uPVC double glazed French doors leading to the rear garden. Door leading into the utility room.

Utility Room

4' 2" x 5' 6" (1.27m x 1.68m)
Work tops with space for washing machine and tumble dryer, gas central heating radiator.

First Floor Landing

Gas central heating radiator, access to all four bedrooms and the family bathroom.

Bedroom One

14' 1" MAX x 13' 3" plus recess (4.29m MAX x 4.04m plus recess)

A fantastic sized master bedroom with two uPVC double glazed windows to the front, gas central heating radiator, two fitted wardrobes with sliding doors and leading through to the ensuite.

Ensuite

A three piece suite comprising of a shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail, fully tiled walls to all visible areas, uPVC double glazed window to the side.

Bedroom Two

12' 5" x 9' 9" (3.78m x 2.97m)
uPVC double glazed window to the front, gas central heating radiator, storage cupboard.

Bedroom Three

13' 5" x 8' 3" into recess (4.09m x 2.51m into recess)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Four

9' 6" x 12' 5" (2.90m x 3.78m)
uPVC double glazed window to the rear, gas central heating radiator.

House Bathroom

A four piece bathroom suite comprising of bath with taps, shower cubicle, low level flush WC, wash hand basin, part tiled walls, chrome heated towel rail, uPVC double glazed window to the rear.





Exterior

Driveway to the front, integral garage with door leading into the hallway and housing the gas central heating boiler and to the rear is a paved patio area leading down to the lawned area with fence boundaries.



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Winterfell Road, Drighlington Bradford

- Executive four bedroom detached family home
- Kings Park Development in Drighlington Village
- NHBC Warranty
- Ensuite and dressing area to master bedroom
- Open plan kitchen/diner

Tenure: Freehold EPC Rating: B

offers in the region of

£425,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
MLY110209 - 0004

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