



Links Way, Drighlington Bradford BD11 1LE

welcome to

Links Way, Drighlington Bradford

A FANTASTIC FAMILY HOME situated in a sought after area of Drighlington Village and offers everything needed for modern day living, boasting a superb OPEN PLAN KITCHEN/DINER with BI-FOLDING doors leading out to the LAWNED GARDEN. Perfectly located within close proximity to local amenities.

Entrance Hall

Composite double glazed door to the front leading into the spacious hallway with fitted storage cupboards, gas central heating radiator, stairs leading to the first floor landing and doors leading through to the living room, kitchen/diner and downstairs WC.

Downstairs Wc

Having a low level flush WC, wash hand basin, heated towel radiator.

Living Room

14' 10" x 9' (4.52m x 2.74m)

Situated to the front of the property having a uPVC double glazed window and two gas central heating radiators.

Open Plan Kitchen/Diner

22' 8" into recess x 11' 3" (6.91m into recess x 3.43m)

A superb open space with a fully fitted modern kitchen with complementary work surfaces over, incorporating sink and drainer with mixer tap and having an array of integrated appliances including fridge, oven and microwave oven, great sized breakfast island with drawers and cupboards and housing the induction hob, two gas central heating column radiators, uPVC double glazed window to the front and benefiting from double glazed Aluminium Bi-Fold doors leading out to the lawned garden. Door leading through to the rear porch.

Rear Porch

Composite double glazed door to the rear, gas central heating radiator and open access leading through to the utility room.

Utility Room

7' 6" x 9' (2.29m x 2.74m)

A great sized room with base and wall mounted units with work surfaces over, incorporating sink and drainer with mixer tap, integrated freezer and wine cooler and having space for a washing machine and tumble dryer, uPVC double glazed window to the side.

First Floor Landing

Cupboard housing the water tank, loft access, which is insulated and has lighting. Access to all four bedrooms and the family bathroom.

Master Bedroom

10' 6" plus wardrobe x 11' 5" (3.20m plus wardrobe x 3.48m)

uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes and access into the ensuite.

Ensuite

A three piece modern suite comprising of shower cubicle, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator and uPVC double glazed window to the front.

Bedroom Two

10' x 10' 3" (3.05m x 3.12m)

uPVC double glazed window to the side, gas central heating radiator.

Bedroom Three

12' x 9' 2" (3.66m x 2.79m)

uPVC double glazed window to the side, gas central heating radiator.

Bedroom Four

10' 4" x 8' 3" plus recess (3.15m x 2.51m plus recess)

uPVC double glazed window to the front, gas central heating radiator.





House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin with vanity unit, fully tiled walls to all visible areas, chrome heated towel rail, uPVC double glazed window to the rear.

Exterior

A perfect sized lawned garden for all the family to enjoy with a patio area, fence boundaries and Bi-Folding doors leading into the kitchen/diner. The property benefits from parking for three cars and has a single garage which is currently used as a beauty room and the other half for storage.

Beauty Room

8' 8" x 9' 7" (2.64m x 2.92m)

Having power and lighting, electric heater and uPVC double glazed French doors to the side.

Garage

Half the garage used for storage only.



view this property online williamhbrown.co.uk/Property/MLY110492



welcome to

Links Way, Drighlington Bradford

- SOUGHT AFTER LOCATION in DRIGHLINGTON
- Fantastic four bedroom detached family home
- Superb open plan kitchen/diner
- Downstairs WC and utility room
- Ensuite to master bedroom

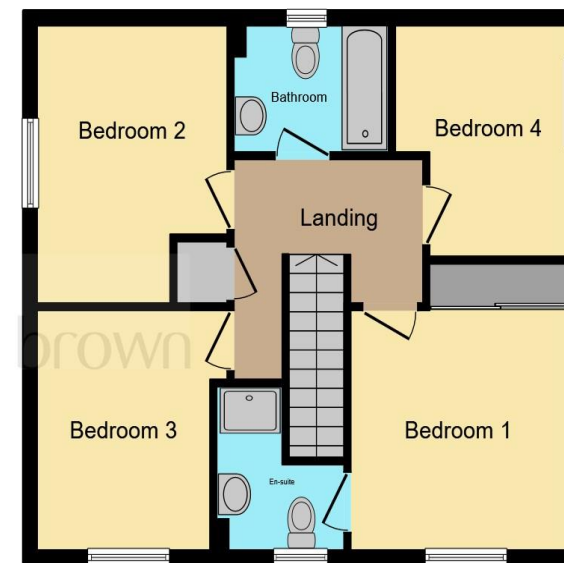
Tenure: Freehold EPC Rating: C

offers over

£460,000



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

view this property online williamhbrown.co.uk/Property/MLY110492



Property Ref:
MLY110492 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



0113 253 7100



morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



williamhbrown.co.uk