



Adwalton Green, Drighlington Bradford BD11 1BT

welcome to

Adwalton Green, Drighlington Bradford

FANTASTIC FIVE bedroom DETACHED FAMILY HOME, situated in a sought after area of Drighlington, DOWNSTAIRS WC, LOUNGE, DINING ROOM, GOOD SIZED ORANGERY, KITCHEN with UTILITY ROOM, FIVE first floor bedrooms, ENSUITE to master bedroom and HOUSE BATHROOM. DRIVEWAY, GARAGE and an ENCLOSED REAR GARDEN.

Entrance Hall

Composite double glazed door to the front, stairs leading to the first floor landing, access to the downstairs WC and into the lounge.

Downstairs Wc

Having a low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the front.

Lounge

14' 2" plus bay x 12' 2" (4.32m plus bay x 3.71m)
uPVC double glazed window to the front, fabulous media wall, electric feature fire, gas central heating radiator and French doors leading into the dining room.

Dining Room

11' 8" x 7' 10" (3.56m x 2.39m)
Gas central heating radiator, open access through to the kitchen and access into the orangery.

Kitchen

11' 4" x 16' (3.45m x 4.88m)
Having a fully fitted kitchen with a range of Solid Oak wall and base units with complementary Solid Oak work surfaces over, incorporating sink and drainer with mixer tap, integrated compliance's include oven, microwave, dishwasher, fridge and freezer, fitted induction hob, breakfast island with shelves and wine rack, gas central heating boiler, gas central heating radiator, underfloor heating, storage cupboard, uPVC double glazed window to the rear, wooden double glazed door leading into the orangery. Door leading into the utility room.

Utility Room

4' 1" x 7' 10" (1.24m x 2.39m)
Having kitchen units with work surfaces over, space

for a washing machine, tumble dryer and fridge freezer.

Orangery

11' x 23' 4" (3.35m x 7.11m)
Fabulous sized orangery with under floor heating, gas central heating radiator, uPVC double glazed windows with fitted blinds, glass roof with electric blind, uPVC double glazed French doors leading out to the rear garden. Open access into the dining area.

First Floor Landing

Cupboard housing the water tank, loft access and access to all five bedrooms and the house bathroom.

Master Bedroom

12' x 9' 6" (3.66m x 2.90m)
A great sized master bedroom with a uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes and access into the ensuite.

Ensuite

Having a three piece suite comprising of 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

9' 3" plus wardrobe x 8' 8" plus recess (2.82m plus wardrobe x 2.64m plus recess)
uPVC double glazed window to the rear, fitted wardrobes and gas central heating radiator.

Bedroom Three

12' 11" plus wardrobe x 7' 8" (3.94m plus wardrobe x 2.34m)





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

Bedroom Four

8' x 7' 9" (2.44m x 2.36m)

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

Bedroom Five

8' 9" x 5' 10" (2.67m x 1.78m)

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

House Bathroom

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

Garage

With up and over door, currently used for storage.

Exterior

Driveway to the front with lawned area and to the rear is a well maintained garden with artificial grass, patio area, garden pond, storage hut and fence boundaries.



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welcome to

Adwalton Green, Drighlington Bradford

- Five bedroom detached family home
- Sought after area of Drighlington
- Fabulous sized orangery
- Ensuite to master bedroom
- Enclosed well maintained rear garden

Tenure: Freehold EPC Rating: D

offers in the region of

£519,999



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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