



**Bradford Road, Drighlington Bradford BD11 1AS**

**welcome to**

## **Bradford Road, Drighlington Bradford**

PAINTERS COTTAGE, FIVE bedroom DETACHED accommodation situated in Drighlington Village and within close proximity to local amenities and having good access to motorway links, the former pub boasts LARGE/SPACIOUS ROOMS and FIVE DOUBLE BEDROOMS, TWO ENSUITES and HOUSE BATHROOM. DRIVEWAY and GARDEN

### **Entrance Hall**

Wooden door to the front, gas central heating radiator. Access into the downstairs WC and utility room.

### **Downstairs Wc**

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

### **Utility Room**

8' 10" x 9' 10" ( 2.69m x 3.00m )  
Having three uPVC double glazed windows, gas central heating radiator, gas central heating boiler and water tank and space for washing machine and tumble dryer. Door leading into the kitchen.

### **Kitchen**

19' 4" x 16' 9" ( 5.89m x 5.11m )

### **Lounge**

25' 2" x 13' 7" ( 7.67m x 4.14m )  
A fabulous sized room with uPVC double glazed windows to the front, gas central heating radiator and uPVC double glazed French doors leading out to the rear. Open access with the kitchen.

### **Snug/Dining Room**

14' 8" x 11' 8" ( 4.47m x 3.56m )  
uPVC double glazed windows to the side and rear, gas central heating radiator and uPVC double glazed French doors to the front.

### **Inner Hallway**

Stairs leading to the first floor landing and door leading through to the study.

### **Study**

8' 9" x 11' 8" ( 2.67m x 3.56m )  
uPVC double glazed window and door to the rear.

### **Basement Cellar**

Storage only.

### **First Floor Landing**

A spacious landing having loft access. Access to all five bedrooms and the house bathroom.

### **Bedroom One**

12' 3" x 14' 6" ( 3.73m x 4.42m )  
uPVC double glazed window to the rear, gas central heating radiator,

### **Bedroom Two**

14' 11" x 12' MAX ( 4.55m x 3.66m MAX )  
uPVC double glazed window to the front and side, gas central heating radiator. Access into the ensuite.

### **Ensuite**

Ensuite having a shower cubicle, low level flush WC, wash hand basin, part tiled walls, chrome heated towel rail.

### **Bedroom Three**

10' 8" MAX x 13' 7" ( 3.25m MAX x 4.14m )  
uPVC double glazed window to the side, gas central heating radiator.

### **Bedroom Four**

11' 11" x 14' 4" ( 3.63m x 4.37m )  
uPVC double glazed window to the front, gas central heating radiator and access into the ensuite.

### **Ensuite**

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







### **Bedroom Five**

8' 5" MAX x 9' 8" plus recess ( 2.57m MAX x 2.95m 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, chrome heated towel rail, part tiled walls, Skylight window,

### **Exterior**

Driveway to the front providing ample parking and lawned area with fence boundaries and to the rear is an easy to maintain garden with paved and graveled areas with artificial grass and having wall and fence boundaries.



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## Bradford Road, Drighlington Bradford

- Five double bedroom detached accommodation
- Sought after area of Drighlington
- Open plan kitchen/lounge area
- Utility room & downstairs WC
- Snug/dining room & Study

Tenure: Freehold EPC Rating: C

**£500,000**



**Ground Floor**



**First Floor**

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