



**Chellow Lane, Bradford BD9 6AS**

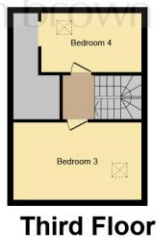
***welcome to***

**Chellow Lane, Bradford**

Accessed via electric gates is this individually designed four bedroom detached property offering an excellent degree of privacy. Located in a highly regarded area, offering spacious accommodation throughout the property is ideal for the growing family. Double garage, rear garden, uPVC DG & GCH.



Accessed via electric gates is this individually designed four bedroom detached property offering an excellent degree of privacy. Located in a highly regarded area, offering spacious accommodation throughout the property is ideal for the growing family. Internally comprising: entrance hall, double integral garage, W.C and utility, 17ft living room and 25 ft kitchen diner, four good size bedrooms to the second and third floor with a five piece bathroom suite. Driveway parking to the front with an enclosed rear paved patio and lawn with mature hedges. uPVC double glazing & gas central heating throughout. Energy Rating: C



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](http://www.focalagent.com)

## Entrance Hall

## Double Garage

22' 5" x 17' 7" ( 6.83m x 5.36m )

## Utility Room

9' 2" x 6' 11" ( 2.79m x 2.11m )

## W.C

## First Floor Landing

## Living Room

17' x 15' 10" ( 5.18m x 4.83m )

## Kitchen Diner

25' x 15' 3" ( 7.62m x 4.65m )

## Second Floor Landing

## Bedroom One

17' 7" x 13' 2" ( 5.36m x 4.01m )

## Bedroom Two

16' 6" x 10' 6" ( 5.03m x 3.20m )

## Bathroom

## Third Floor Landing

## Bedroom Three

9' 10" x 7' 7" ( 3.00m x 2.31m )

## Bedroom Four

8' 7" x 7' 8" ( 2.62m x 2.34m )

## Exterior



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welcome to

## Chellow Lane, Bradford

- Four bedroom detached
- Accommodation over four floors
- Integral double garage
- Enclosed rear garden
- uPVC DG & GCH

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

offers in excess of

**£365,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SHP110662 - 0004

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