



**Milman Walk, Bradford BD10 0EE**

**welcome to**

**Milman Walk, Bradford**

A four bedroom detached family home, beautifully presented throughout with spacious living accommodation, modern kitchen and bathroom. The house is in a popular residential area of Apperley Bridge and would be perfect for a family looking to upsize. Viewing is highly advised.



## Entrance Hall

Enter from the front into a really welcoming and bright hallway with laminate flooring, a radiator, understairs storage cupboard, alarm panel and stairs leading to the first floor.

## Guest Wc

Always useful to have in a busy family home with a wc, pedestal wash hand basin, radiator, extractor fan and ceiling spotlights.

## Lounge

15' 8" x 11' 2" ( 4.78m x 3.40m )

A spacious, bright and airy room with carpet flooring, two radiators and uPVC double glazed patio doors to the rear leading out to the beautiful garden.

## Study

7' 7" x 6' 8" ( 2.31m x 2.03m )

Perfect for people working from home with carpet flooring, radiator and a uPVC double glazed window to the front.

## Kitchen/Diner

22' 8" x 9' ( 6.91m x 2.74m )

A modern and stylish kitchen offering a range of wall and base units with Quartz work surfaces incorporating a sink, drainer and induction hob with extractor hood above. There is an integrated electric oven, microwave and further appliances including a dishwasher and fridge freezer are nestled discreetly behind grey gloss doors giving a lovely sleek finish. Laminate flooring continues into the dining area with ample space for table and chairs. The room also benefits from having two radiators and dual aspect uPVC double glazed windows to the front and rear allowing a good amount of natural light to flow through.

## Utility Room

6' 2" x 5' 10" ( 1.88m x 1.78m )

Having wall and base units with worksurface over incorporating a sink, drainer and spaces for a washing machine and dryer. The room also benefits from having laminate flooring, an extractor fan and a

rear access door.

## Landing

The stairs rise from the hallway onto the carpeted landing with a useful storage cupboard, doors to four bedrooms, bathroom and access to the loft.

## Bedroom One

12' 4" x 11' 5" ( 3.76m x 3.48m )

A double bedroom positioned to the front elevation with fitted wardrobes, carpet flooring, radiator and a uPVC double glazed window. There is access to en suite facilities.

## En Suite

Well presented and fitted with a three piece suite comprising of a fully tiled large walk in shower cubicle, wall mounted wash hand basin and wc. Three of the walls are tiled to waist height and the room also benefits from ceiling spotlights, extractor fan, radiator and a uPVC double glazed window to the front.

## Bedroom Two

12' 3" x 9' 2" ( 3.73m x 2.79m )

A double bedroom positioned to the rear elevation with carpet flooring, radiator and a uPVC double glazed window.

## Bedroom Three

10' 1" x 9' 2" ( 3.07m x 2.79m )

A double bedroom positioned to the front elevation with carpet flooring, radiator and a uPVC double glazed window.

## Bedroom Four

10' x 7' 1" ( 3.05m x 2.16m )

A good size bedroom positioned to the rear elevation with carpet flooring, radiator and a uPVC double glazed window.

## Bathroom

A modern bathroom fitted with a four piece suite comprising of a panel bath, wc, wall mounted wash hand basin and large walk in shower cubicle. The

room also benefits from a chrome heated towel rail, extractor fan and a uPVC double glazed window to the rear.

## Outside

To the front of the property there is a good size lawn with steps up the middle leading to the front door and there are two electric sockets. To the side there is a driveway providing off street parking and also benefiting from having an EV charging point. To the rear there is a beautiful garden having a paved seating area, perfect for al fresco dining and entertaining and a raised lawn with mature shrubs around.

## Garage

19' 9" x 9' 11" ( 6.02m x 3.02m )

A single garage with an up and over electric powered door, power, light and a side access door. Also benefiting from a further two electric sockets.



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welcome to

## Milman Walk, Bradford

- Detached Family Home In A Cul-De-Sac Position
- Beautifully Presented Throughout
- Desirable Location
- Four Good Size Bedrooms & En Suite Facilities
- Well Maintained Front & Rear Gardens

Tenure: Freehold EPC Rating: B

offers over

**£425,000**



Please note the marker reflects the postcode not the actual property

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