



Bletchley Way, Horsforth, LS18 4FZ

£600,000

Stunning 4 bedroom detached house on the ever popular Horsforth Vale Development. The property offers modern fittings throughout inclusive of the stylish Living Dining Kitchen plus contemporary en suite, WC and bathroom. Impressive landscaped gardens plus driveway and garage.



18 Bletchley Way, Horsforth, LS18 4FZ

We are delighted to offer for sale this modern and high specification detached house located on the ever popular Horsforth Vale development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools. Peace of mind with over 3 years remaining for the properties New Home Structural warranty.

The property was constructed by Redrow Homes to their impressive specification. As you would expect the home benefits from gas central heating and PVCu double glazing. There is a contemporary living dining kitchen which features Silestone worktops and integrated appliances. There is a contemporary bathroom, en suite and WC. Items of note include twin sliding doors to rear, separate utility room, fitted wardrobes to bedroom one and two plus an alarm. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, living dining kitchen, utility room and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens. There is driveway parking to the side leading to the detached garage.

Tenure - Freehold
Estate Management Charges - £300 per year
Council Tax - Band F

The property comprises

Ground Floor

Entrance Hall

Fitted flooring included.

Lounge 16'6" x 11'8" (5.04m x 3.58m)

Featuring an electric fireplace with surround plus fitted flooring.

Living Dining Kitchen 24'11" (max) 15'8" (max) (7.62m (max) 4.78m (max))

Featuring a comprehensive range of modern wall and base units with complimenting Silestone worktops, upstands and splash back plus further tiling. Integrated appliances include twin ovens, hob, hood, dishwasher and fridge freezer. With recessed spotlights, twin sliding doors to rear plus access to store. Fitted flooring included.

Utility 6'5" x 5'8" (1.97m x 1.73m)

Featuring modern units with complimenting Silestone worktops and upstands plus further tiling.

WC 5'8" x 4'0" (1.73m x 1.24m)

Having contemporary white sanitary ware and tiling plus fitted flooring.

First Floor

Landing

Fitted flooring included.

Bedroom 1 15'5" (max) x 11'8" (max) (4.70m (max) x 3.57m (max))

Having built in wardrobes and access to the en suite. Fitted flooring included.

En Suite 8'2" x 4'1" (2.49m x 1.25m)

Featuring contemporary white sanitary ware with tiling, chrome ladder radiator and recessed spotlights. With fitted flooring.

Bedroom 2 13'1" (max) x 9'1" (max) (4.00m (max) x 2.78m (max))

Featuring built in wardrobes. Fitted flooring included.

Bedroom 3 10'11" (max) x 9'7" (max) (3.33m (max) x 2.93m (max))

Fitted flooring included.

Bedroom 4 9'1" x 7'6" (2.77m x 2.29m)

Fitted flooring included.

Bathroom 10'9" x 5'9" (3.28m x 1.76m)

Featuring contemporary white sanitary ware, shower with screen to bath, tiling and a chrome ladder radiator plus recessed spotlights.

External

There are well presented and upgraded gardens. There is off road parking to the side leading to the detached garage.





