



11 Cover Drive, Bradford, BD6 3QS

£315,000

Offered FOR SALE is this well presented FOUR bedroom DETACHED property on this pleasant cul-de-sac in the sought after area of Wibsey. Accommodation comprises; Entrance hall, lounge, dining room, kitchen, utility, cloaks/w.c. and integral garage. To the first floor; landing, four bedrooms, master with ensuite shower room and bathroom. Gardens front and rear. Driveway provides off road parking. The property has the benefit of Upvc double glazing, gas central heating and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hall

Upvc obscure double glazed door and Upvc obscure double glazed leaded effect panel to front. Radiator, telephone point and staircase access to first floor. Door to lounge;

Lounge 13'3" max x 13'5" max exc. bay (4.05 max x 4.1 max exc. bay)



Two radiators, laminate floor and Upvc double glazed leaded effect bay window to front. Coving to ceiling, telephone point, t.v. point and t.v. aerial lead. Cable point, gas point for fire and door to dining room;

Dining Room 8'10" x 10'5" (2.7 x 3.2)



Laminate floor, coving to ceiling and radiator. Upvc double glazed sliding patio doors to rear. Door to kitchen;

Kitchen 10'5" max x 12'3" max (3.2 max x 3.75 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel one and a half sink and drainer, double electric oven and grill, gas hob with stainless steel splashback and extractor fan. Integrated fridge, radiator and stop tap. Tiled floor, spotlights and Upvc double glazed window to rear. Alarm control panel and understairs storage. Door to integral garage and utility;

Utility 6'10" max x 7'2" max (2.1 max x 2.2 max)



Base units with laminate worktop and tiled splashbacks. Plumbing for washing machine, stop tap and tiled floor. Radiator, Upvc double glazed window to rear and Upvc obscure double glazed door to side.

Cloaks/w.c. 3'5" x 4'3" (1.05 x 1.3)



Two piece suite comprising low flush w.c. and sink with vanity unit. Tiled floor, part tiled walls and chrome heated towel radiator. Extractor fan, spotlights and Upvc obscure double glazed window to side. Sensor light.

Integral Garage 8'2" x 16'4" (2.5 x 5)

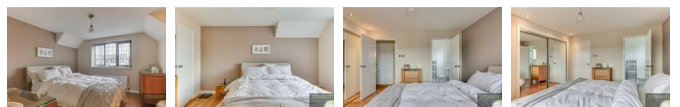
Up and over door. Wall mounted 'BAXI' condensing combi boiler, fusebox, power and light.

First Floor

Landing

Loft hatch, storage cupboard and doors to bathroom and bedrooms;

Bedroom One 11'5" max to robes x 12'9" max (3.5 max to robes x 3.9 max)



Double bedroom with radiator, laminate floor and

spotlights. Upvc double glazed leaded effect window to front, telephone point and fitted wardrobes with sliding mirrored doors. Door to en-suite shower room;

En-suite Shower Room 4'5" max x 6'4" max (1.35 max x 1.95 max)



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with mains shower. Spotlights, extractor fan and chrome heated towel radiator. Upvc obscure double glazed window to side.

Bedroom Two



Double bedroom with two Upvc double glazed leaded effect windows to front. Laminate floor, radiator and fitted wardrobes with folding mirrored doors.

Bedroom Three 8'2" x 8'6" (2.5 x 2.6)



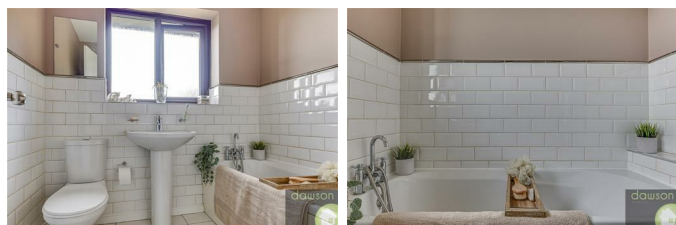
Double bedroom with radiator, laminate floor and Upvc double glazed window to rear.

Bedroom Four 8'0" max x 9'2" max (2.45 max x 2.8 max)



Double bedroom with radiator, laminate floor and Upvc double glazed window to rear.

Bathroom 6'0" max x 7'0" max (1.85 max x 2.15 max)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower. Tiled floor, part tiled walls and Upvc obscure double glazed window to rear. Spotlights, extractor fan and chrome heated towel radiator.

External



To the front is a garden with matures bushes and shrubbery and driveway providing off road parking. Gas and electric meters to side. To the rear is a patio and lawn garden with soil borders. Outside tap and security light.

Parking

Driveway provides off road parking to front

Tenure

We have been advised by the vendor that the property is freehold.

Water

Water meter

Energy Rating

C

Council Tax Band

D

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

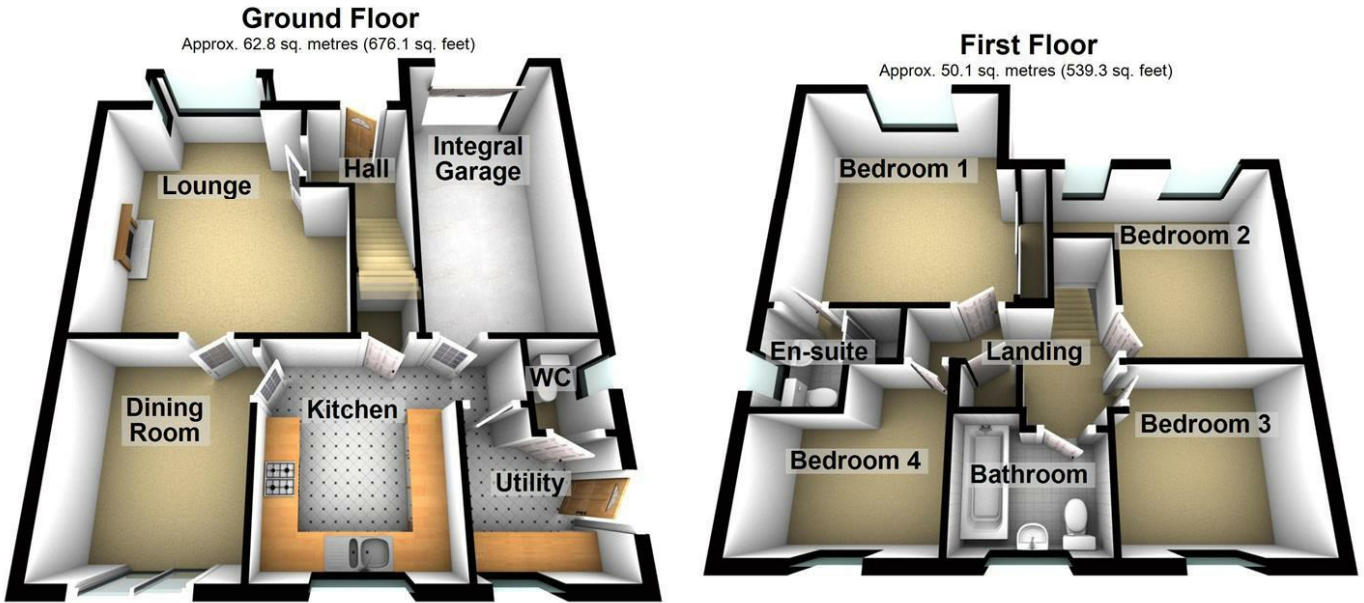
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan

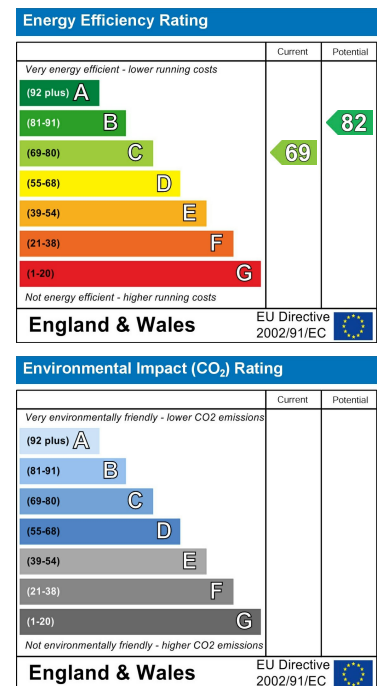


Total area: approx. 112.9 sq. metres (1215.4 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.