



Mendip Way, Low Moor,

£349,950

** DETACHED ** FOUR BEDROOMS ** EXTENDED ** SOUGHT AFTER LOCATION **

** TWO RECEPTION ROOMS ** LANDSCAPED GARDENS ** GARAGE & PARKING **

This beautifully presented four-bedroom extended detached home is situated within a highly sought-after development, offering both style and convenience.

The property features a modern fitted kitchen and a contemporary house bathroom, complemented by two spacious reception rooms that provide versatile living and entertaining space.

Perfectly located close to local amenities, shops, and well-regarded schools, this home combines modern comforts with a practical layout, making it an ideal choice for families seeking quality living in a desirable setting.

To the rear, a landscaped garden creates a private and attractive outdoor retreat, while a driveway leads to a single garage, ensuring ample parking and storage.



Entrance

Radiator.

W/C

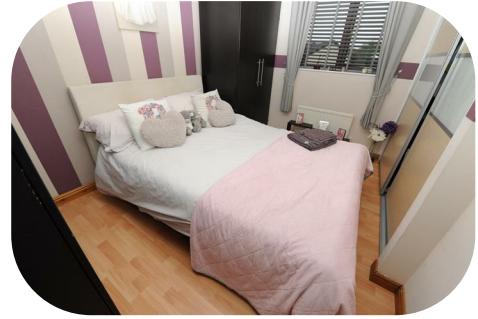
Modern two piece suite comprising low flush wc, pedestal wash basin, radiator and oak flooring.



Kitchen

10'0" x 11'6" (3.05m" x 3.51m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, integrated fridge freezer, integrated dishwasher and integrated microwave.



Dining Room

11'0" x 11'3" (3.35m" x 3.43m")

Radiator.

Sun Room

9'7" x 17'0" (2.92m" x 5.18m")

Radiator and french door leading to rear.



Office / Bedroom Four

Radiator and access to garage.

Lounge

11'1" x 16'5" (3.38m" x 5.00m")

Coal effect gas fire with feature fireplace surround and radiator.



First Floor Landing

Bedroom One

11'4" x 11'8" (3.45m" x 3.56m")

Radiator and sliding wardrobes.



En Suite

Modern three piece suite comprising panel bath, vanity sink unit, low flush wc and radiator.

Bedroom Two

14'3" x 10'2" (43.59m' x 3.10m')

Radiator.

Bedroom Three

8'3" x 12'0" (2.51m" x 3.66m")

Sliding wardrobes and radiator.

Bathroom

Modern four piece suite comprising walk in shower, free standing bath, low flush wc, vanity sink unit and radiator.

Exterior

To the front there is a driveway leading to a single garage together with landscaped gardens to rear with artificial lawn and patio area.

Council Tax Band

B

Tenure

FREEHOLD.

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk