



1 Valley Court, New Lane Bradford



3 Bedroom House - End Town House £249,995

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
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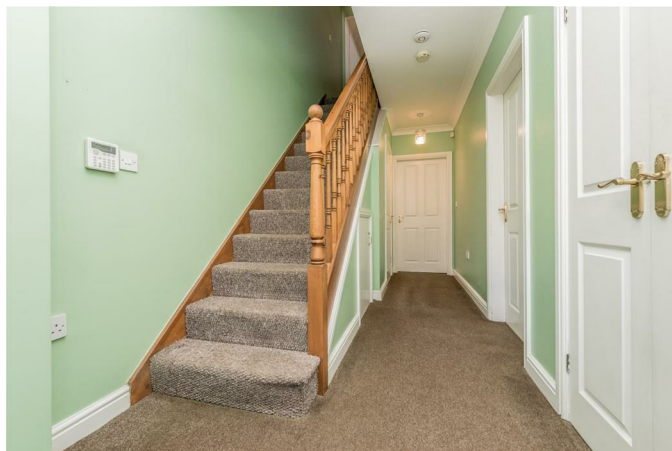
Web Site
www.kathwells.com

email
sales@kathwells.com

1 Valley Court, New Lane, Drighlington, Bradford, West Yorkshire, BD11 1NH

GROUND FLOOR:

Hallway:



Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor, storage cupboard, central heating radiator

Fitted Dining Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, inset sink & drainer, gas hob with an extractor hood above, integral oven / grill, plumbing for an automatic washer, space for a fridge freezer, space for dining table and chairs

Downstairs Cloakroom / WC:



A white suite comprising of a low flush WC, wash basin, central heating radiator

Living Room:



Double glazed French doors opening onto the rear garden, double glazed windows, television point, fireplace and hearth with a living flame coal effect gas fire, central heating radiator, a good sized room with ample space for a range of living room furniture

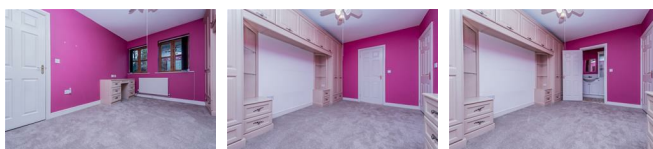
FIRST FLOOR:

Landing:



Access to first floor accommodation, access to insulated loft space, storage cupboard

Bedroom One:



Double glazed window, central heating radiator, built in wardrobes

En-suite Shower Room:



Double glazed window, a white suite comprising of a glazed shower cubicle with an electric shower, low flush WC, wash basin, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator, built in wardrobes

Bedroom Three:



Double glazed window, central heating radiator, storage cupboard

Family Shower Room / WC:



Double glazed window, a white suite comprising of a walk in shower with a glazed side, low flush WC, wash basin, ladder style central heating radiator

TO THE OUTSIDE:



Gardens:



The front garden is low maintenance and enclosed. The rear garden is a good size and has a paved patio as well as a large lawn. The property also has an outdoor tap as well as outdoor lighting.

Garage / Allocated Parking:

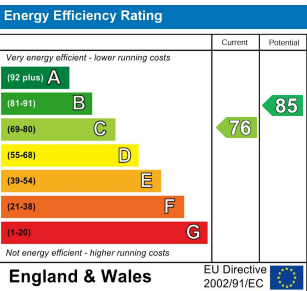
The property has a garage included which provides a useful place for storage and parking. An allocated parking space is also included.

Council Tax Band: EPC Rating:

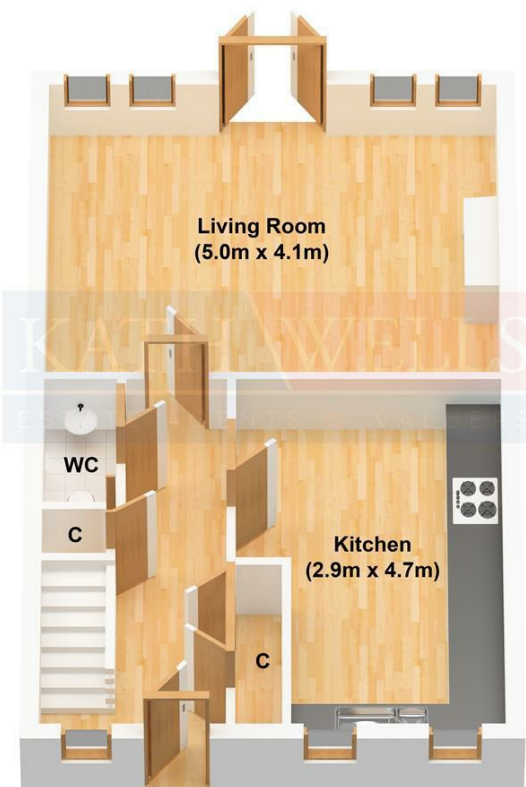
Council Tax Band: C / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/5803-0235-2002-0520-7696>



Ground Floor



First Floor

