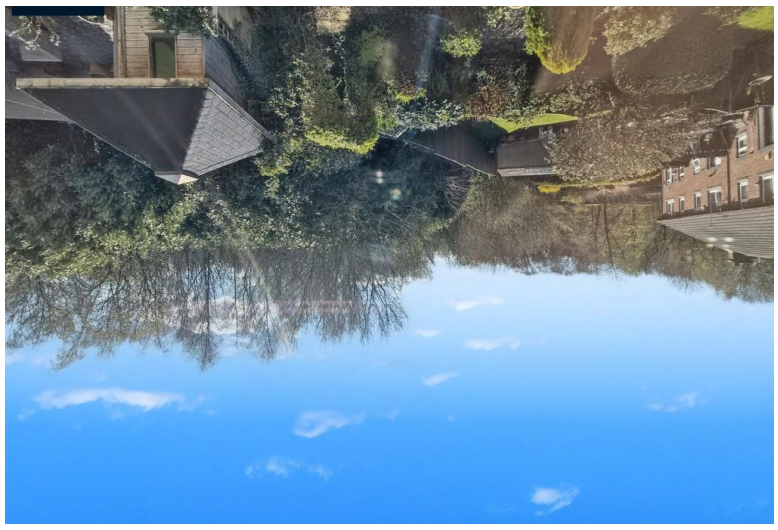








56 Knightsbridge Walk

Bradford 4, BD4 6ES

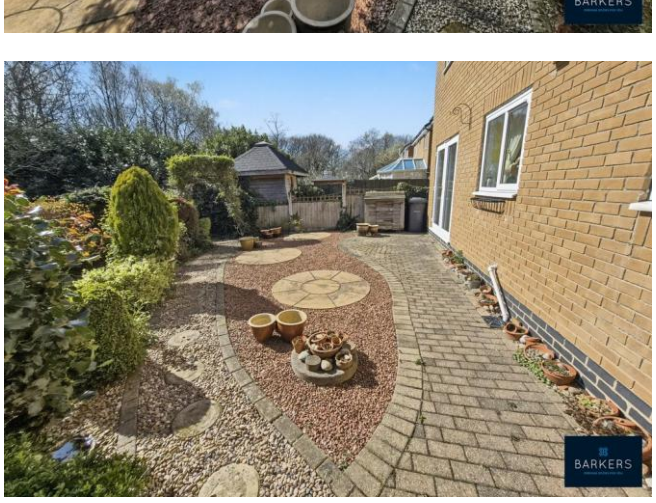
Asking Price £245,000

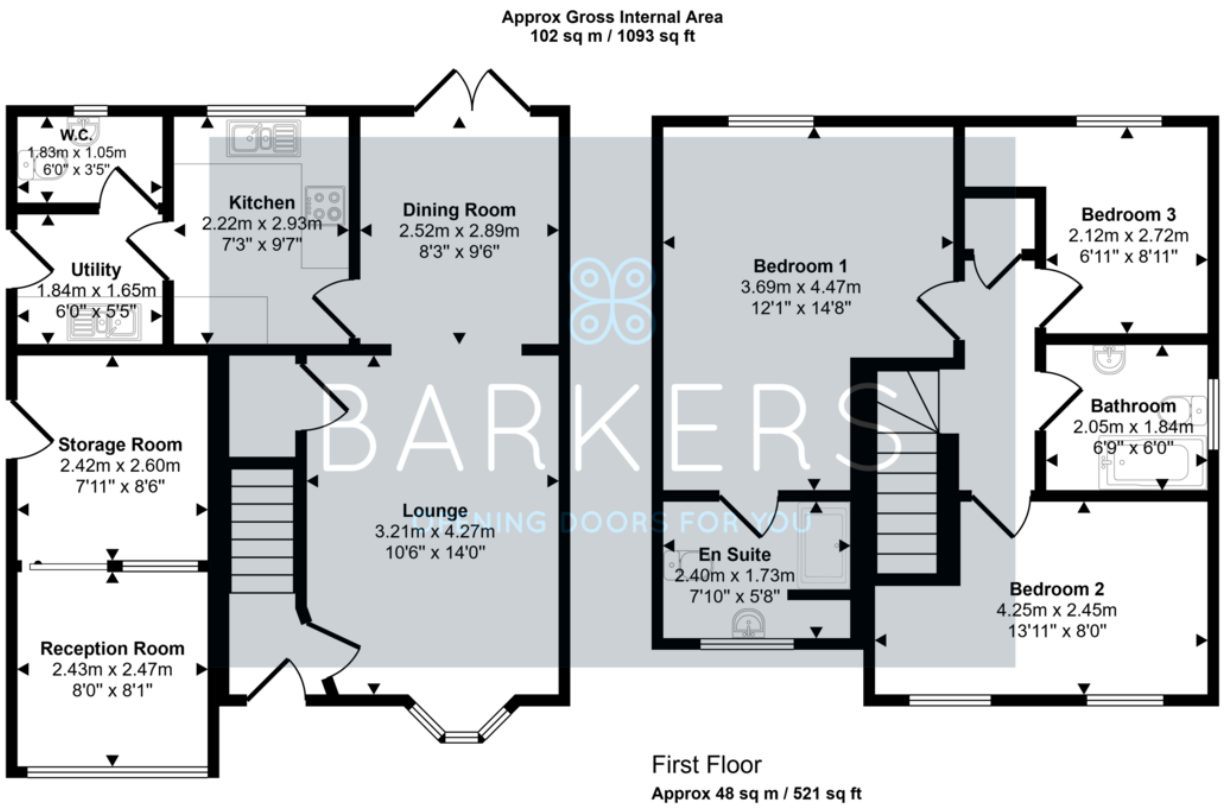
- DETACHED FAMILY HOME
- QUIET CUL DE SAC LOCATION
- ENTRANCE HALL
- LOUNGE, DINING ROOM
- KITCHEN, UTILITY ROOM, CLOAKS/W.C.
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- CONVERTED GARAGE/STORE ROOM
- DRIVEWAY & GARDENS

BARKERS

OPENING DOORS FOR YOU







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

4 Old Lane,
Birkenshaw, Bradford
West Yorkshire, BD11 2JX

www.barkersestateagents.co.uk
0113 2879344
enquiries@barkersestateagents.co.uk

OnTheMarket.com
The Property Ombudsman
arla | propertymark PROTECTED
naea | propertymark PROTECTED

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Full Description

Situated in a quiet cul-de-sac, this spacious detached family home must be viewed to be fully appreciated. Ideally located within easy reach of local schools, amenities, and bus routes, and just a short drive from Junction 26 of the M62 motorway network, it is an ideal choice for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, utility room, cloakroom/W.C., and a converted garage/storage room. To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom. Externally, there is an open-plan lawned garden to the front with a selection of mature trees and shrubs, alongside a driveway providing private parking. To the rear is a beautifully landscaped garden- an ideal space for outdoor entertaining and relaxing.

ENTRANCE HALL
An external door leads into the entrance hall which has a staircase leading to the first floor landing and door leads into the lounge.

LOUNGE
10' 6" x 14' 0" (3.21m x 4.27m)
Featuring a bay window, under-stairs storage cupboard and an archway which leads into the dining room.

DINING ROOM
8' 3" x 9' 5" (2.52m x 2.89m)
French doors lead out to the rear garden and a door leads into the kitchen.

KITCHEN
7' 3" x 9' 7" (2.22m x 2.93m)
Fitted with a range of wall and base units with complementary work surfaces, splashback tiling, and an inset 1.5 bowl sink with mixer tap. There is an electric oven with ceramic hob and built-in extractor hood over, along with an integrated under-counter fridge. The room is finished with vinyl tile-effect flooring, and a door leads through to the utility room.

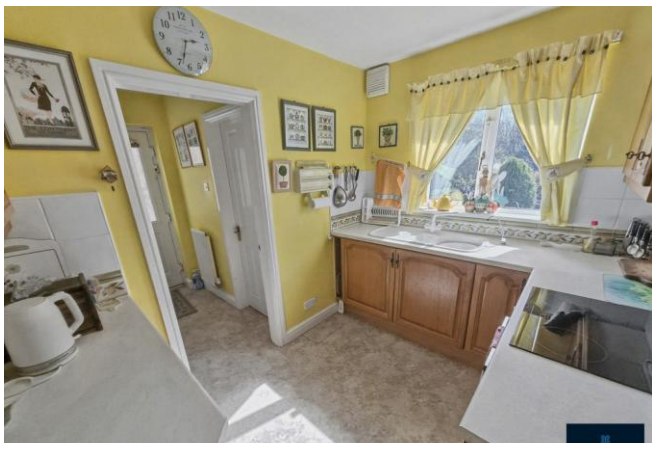
UTILITY ROOM
6' 0" x 5' 4" (1.84m x 1.65m)
Featuring useful work surface space, plumbing for a washing machine, and space for an under-counter freezer. Doors lead to the cloakroom/W.C. and provide access to the side of the property. Tile effect vinyl flooring.

CLOAKROOM/W.C.
6' 0" x 3' 5" (1.83m x 1.05m)
Fitted with a two piece suite comprising of a low flush W.C. and wash basin. Tile effect vinyl flooring.

FIRST FLOOR LANDING
Doors lead to three bedrooms and the family bathroom. There is a useful built-in storage cupboard and a loft access point.

BEDROOM ONE
12' 1" x 14' 7" (3.69m x 4.47m)
Spacious double room with access to an en-suite shower room. This room enjoys a leafy outlook to the rear elevation.

EN-SUITE SHOWER ROOM
7' 10" x 5' 8" (2.40m x 1.73m)
Fitted with a three piece suite which comprises of a shower enclosure, wash basin and W.C. Features part tiled walls and inset spotlights to the ceiling.







BEDROOM TWO
13' 11" x 8' 0" (4.25m x 2.45m)
Double room.

BEDROOM THREE
6' 11" x 8' 11" (2.12m x 2.72m)
Good sized single room.

FAMILY BATHROOM
9' 4" x 0' 7" (2.85m x .184m)
Fitted with a three piece suite which comprises of a bath, W.C. and wash basin. Part tiled walls.













EXTERIOR
To the front of the property there is an open plan lawned garden with mature trees and shrubs, alongside a driveway providing private parking. To the rear is a beautifully landscaped garden, designed with paved and pebbled areas and complemented by a variety of mature planting- creating an ideal space for outdoor entertaining and relaxation.

To the side of the property, a door provides access to the converted garage, which has been thoughtfully divided into two rooms and features a window to the front elevation, offering excellent storage space. This area could easily be reinstated to provide a traditional garage if required.

ADDITIONAL INFORMATION
Council tax band - D
Tenure - Freehold