



4 Valley Court New Lane Bradford



4 Bedroom House - Mews £300,000

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4 Valley Court New Lane, Drighlington, Bradford, BD11 1NH

GROUND FLOOR:

Entrance Hallway:



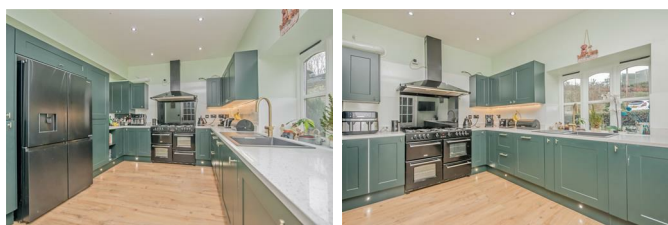
Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator

Cloakroom / Wc:



Two Piece Suite with double flush Wc.

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, inset sink & drainer, gas cooker point with an extractor hood above, plumbing for an automatic washing machine, ample space for a fridge / freezer, integral dishwasher

Living Room / Dining Room:



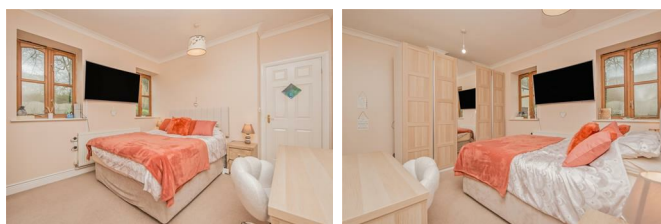
Double glazed window, double glazed French doors giving access to the rear garden, central heating radiator, television point, ample space for a dining table & chairs

FIRST FLOOR:

Landing:

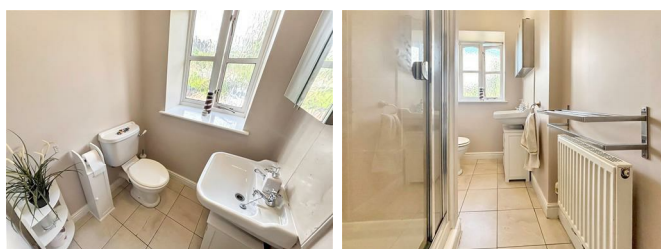
Access to first floor accommodation, access to a part boarded loft space, storage cupboard

Bedroom One:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

En-suite Shower Room / WC:



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

Bedroom Two:



Double glazed window, central heating radiator ample space for bedroom furniture

Bedroom Three:



Double glazed window, central heating radiator

Bedroom Four:



Double glazed window, central heating radiator

Family Bathroom / WC:

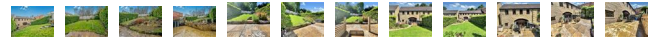


Double glazed window, a three piece white suite with a panelled bath & a shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:



Gardens:



The rear garden is a great size and mainly laid to lawn but also has a patio area. The front is a low maintenance garden.

Off Street Parking / Garage:



A single detached garage provides a useful storage space as well as off street parking

EPC LINK:

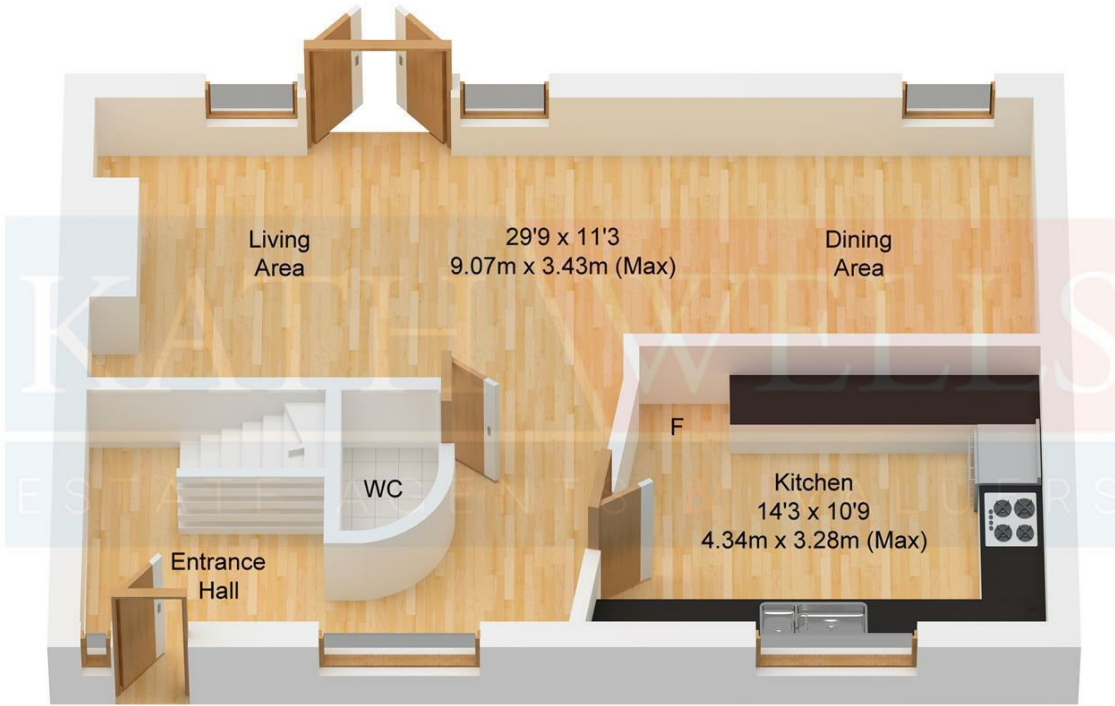
<https://find-energy-certificate.service.gov.uk/energy-certificate/7590-3276-7522-3204-0023>

Council Tax Band & EPC Rating:

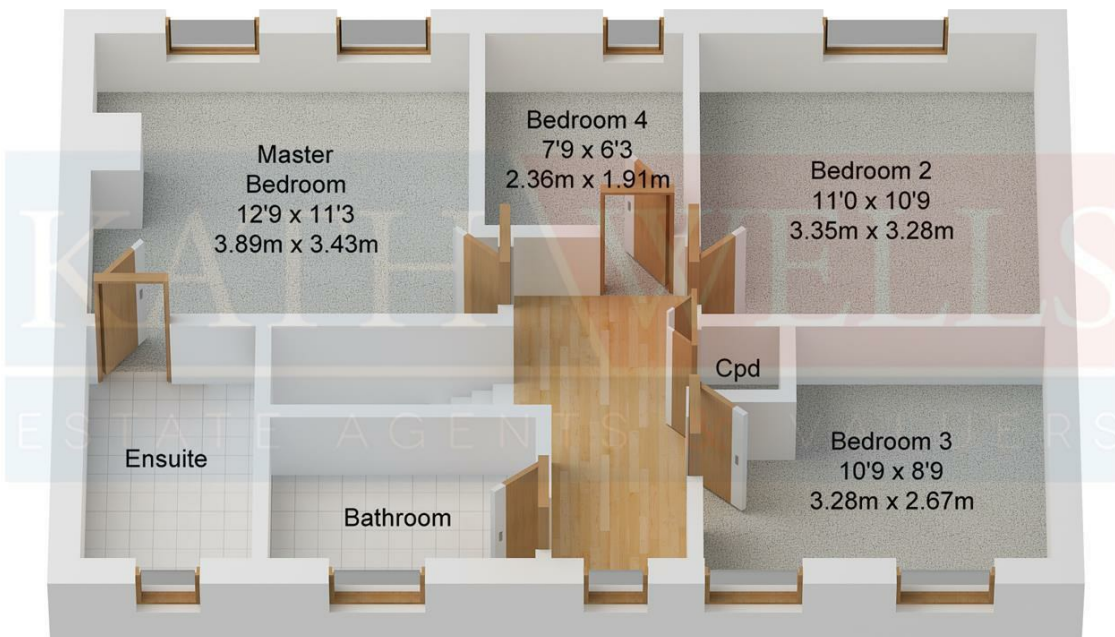
Council Tax Band: D / EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Floor Plan



Ground Floor
Approx. 57.41 sqm.
(617.95 sqft.)



First Floor
Approx. 57.41 sqm.
(617.95 sqft.)