



11 Lime Vale Way, Bradford, BD6 3DW

£325,000

- Modern four bedroom detached house
- Integrated Garage
- Chain Free
- Each Room is family size

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Substantial four bedroom detached property with larger than average second bedroom and large conservatory, situated on Lime Vale Way, a sought-after residential community within walking distance of local schools, shops and other amenities, including the motorway which is only a few minutes away.



Council Tax Band: E



Entrance.

Leading into the property there is a porch which has room for shoes and coats. Shortly after, a large open hallway.

Lounge.

Family lounge comprising multiple sofa suites, coffee table, media unit and functional gas fire and mantle piece. A large bay window is situated towards the front of the property to allow plenty of natural light.

W/C.

Generous space with Toilet and sink basin.

Kitchen.

A fully fitted kitchen with a range of floor and wall-mounted storage cupboards. Plenty of worktop space leading to an integrated gas ring stove and fitted overhead extractor unit.

Utility Room.

A fully functional utility room that has access to both a washing machine and dryer. The utility room is also comprised of worktop space. Access to the side of the property.

Dining Room.

The formal dining room can accommodate a large dining table with a range of seating options. Access through double French doors leading into the large conservatory.

Conservatory.

Large family-size conservatory with two built-in A/C's. Space for two large suites. Closely followed by internal access to the garage.

First-floor landing.

The landing is carpeted and leads to four bedrooms, a storage cupboard and a family bathroom.

Bedroom one. - Master

The ideal master bedroom, a carpeted double bedroom. Includes plenty of integrated storage throughout. Followed is the en suite which holds a shower, toilet and sink basin.

Bedroom Two.

A carpeted double bedroom that can accommodate a large double bed and fitted wardrobes. Room for bedside tables.

Bedroom Three.

A carpeted double bedroom that can accommodate a single double bed and includes ample amounts of integrated storage. Room for bedside tables if required.

Bedroom Four

A carpeted double bedroom that consists of overhead integrated wardrobes with room for freestanding bedroom furniture, bedside tables and a dressing area.

Family Bathroom.

The house bathroom hosts a fitted bath with an overhead shower, wash hand basin, and low-level flush W.C.

Garden.

The property benefits from a landscaped rear garden. Room for outdoor furniture, shed and play area. Access to the front of the property via a side gate.

Parking.

A single drive leading up to the garage that can fit a car comfortably within.

Agent Notes.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. 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 quoted for guidance only as are floor plans 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 the purpose.





