



WOODLANDS DRIVE

BRADFORD, BD10 0PA

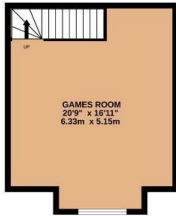
£995,000
FREEHOLD

Luxury five-bedroom home in the prestigious Cragg Wood Conservation Area, with stunning woodland views, landscaped gardens and exceptional family living.

MONROE

SELLERS OF THE FINEST HOMES

GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



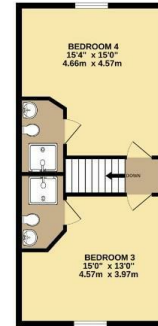
GROUND FLOOR
1412 sq.ft. (130.5 sq.m.) approx.



FIRST FLOOR
513 sq.ft. (47.5 sq.m.) approx.



FIRST FLOOR
538 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 3120 sq.ft. (289.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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