



6 Edgehill Close

- THREE BEDROOM DETACHED
- PRIVATE DRIVEWAY
- IDEAL FAMILY HOME
- SPACIOUS LIVING SPACE

Offers In Region Of £250,000
EPC Rating '73'





Property Description

DESCRIPTION

Situated in a sought-after residential location, this beautifully presented three-bedroom detached family home offers spacious and modern living throughout, ideal for growing families and those looking for a home ready to move straight into. The property welcomes you with a bright and inviting entrance leading into a generous lounge, tastefully decorated with neutral tones and ample natural light, creating the perfect space for relaxing and entertaining. An open archway leads through to the separate dining room, offering excellent family dining area with views over the rear garden and easy access to the kitchen.

The modern fitted kitchen features a range of wall and base units, quality work surfaces, integrated cooking appliances, and plenty of space for everyday family living. Large windows allow natural light to flood the room while overlooking the attractive rear garden.

Upstairs, the property benefits from three well-proportioned bedrooms, including a spacious



principal bedroom and two further versatile rooms ideal for children, guests or home office use. The contemporary family bathroom is finished to a high. Externally, the home continues to impress with a private enclosed front garden featuring a low-maintenance patio and artificial lawn, perfect for outdoor dining, entertaining and family use. There is also a driveway leading to a detached garage, providing ample off-road parking and additional storage.

LIVING SPACE

The ground floor offers a spacious and versatile living area, perfectly designed for a modern family life. A bright and welcoming lounge sits to the front of the property, featuring large windows that allow plenty of natural light to flow through, complemented by neutral decor and contemporary flooring for a fresh and airy feel.

An attractive open archway leads seamlessly in the separate dining room, creating an ideal space for both everyday family meals and entertaining guests. The dining area comfortably accommodates a family-sized table and table and enjoys a pleasant outlook over the rear of the property, enhancing the sense of space and connection throughout the home,

Together, these well-proportioned reception rooms provide flexible living and dining accommodation, offering both comfort and practicality for growing families.



CONSERVATORY

The bright and spacious conservatory provides an excellent additional living area, perfect for relaxing, entertaining, or enjoying views over the rear garden all year round. Flooded with natural light through large surrounding windows and French doors, this versatile space creates a seamless connection between the indoors and outdoors.

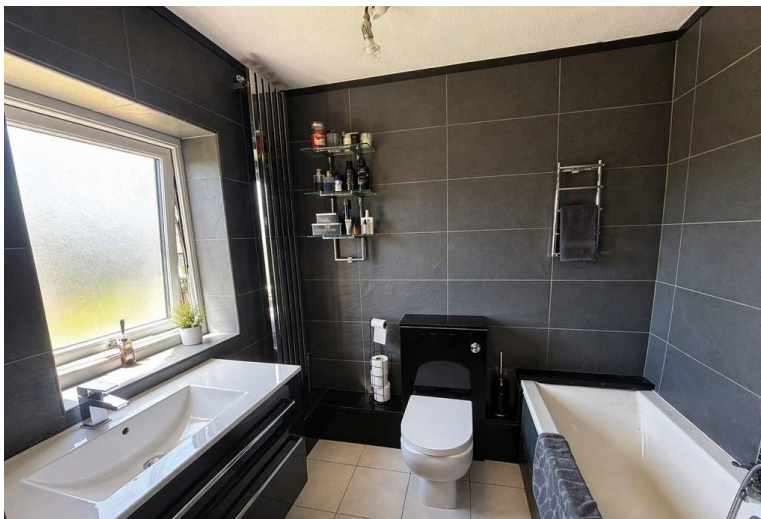
KITCHEN

The modern fitted kitchen is both stylish and practical, offering a range of wall and base units with ample storage and generous worktop space, ideal for everyday family living. Finished with contemporary cabinetry, contrasting work surfaces and tiled splashbacks, the space is well designed for both functionality and presentation.

The kitchen benefits from integrated cooking appliances including a gas hob, oven and extractor hood along with space for additional white goods. A large window above the sink allows for plenty of natural light to flood the room while providing a pleasant outlook over the garden.

MASTER BEDROOM

The spacious principal bedroom offers a bright and relaxing retreat, beautifully presented with modern





neutral décor and ample natural light from the large window overlooking the surrounding area. There is plenty of space for a double bed along with additional bedroom furniture, creating a comfortable and practical layout.

BEDROOM 2

This well-proportioned second bedroom is bright, stylish, and versatile, offering an ideal space for a guest room, teenager's bedroom, or comfortable double bedroom. Beautifully presented with modern décor, contemporary flooring, fitted wardrobes and a large window allowing plenty of natural light, the room feels both spacious and welcoming.



BATHROOM

The stylish family bathroom is finished to a high standard, featuring contemporary dark wall tiling and a modern three-piece suite with a sleek wash basin, WC, and full-sized bath with overhead shower attachment. A separate walk-in shower cubicle adds further practicality, making the space ideal for both busy family routines and relaxed evenings.

A frosted window allows plenty of natural light while maintaining privacy, enhancing the bright and modern feel of the room. With quality fixtures, clean lines, and a luxurious finish throughout, this impressive bathroom adds both comfort and sophistication to the home.

BEDROOM 3

The third bedroom is a bright and well-presented single room, ideal for use as a child's bedroom, nursery, guest room, or home office. With a large window allowing plenty of natural light and attractive modern décor throughout, the room feels fresh, welcoming, and practical.

There is ample space for a single bed and additional storage furniture, making it a versatile room to suit a range of needs. Finished with contemporary flooring and a pleasant outlook, this well-proportioned bedroom adds further flexibility to this fantastic family home.

EXTERIOR

Externally, the property offers excellent kerb appeal with a well-maintained front garden, private driveway, and integral garage providing ample off-road parking and additional storage. The attractive stone-built detached home sits within a desirable residential setting, offering both privacy and practicality for family living.

The enclosed garden has been designed for low maintenance and year-round enjoyment, featuring a spacious paved patio area, artificial lawn, and secure boundary fencing-ideal for children, pets, and

outdoor entertaining. The bright conservatory opens directly onto the garden, creating a seamless indoor-outdoor living experience perfect for modern family life.

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		