



1 KELLYMOOR WALK

BRADFORD, BD10 8SE

£675,000
FREEHOLD

Welcome to 1 Kellymoor Walk, a stunning stone-built, four-bedroom detached home nestled in the heart of Idlemoor – a picturesque expanse of moorland between Shipley and Calverley. This exceptional location provides residents with a wealth of local amenities and attractions, ensuring a perfect blend of peaceful countryside living with convenient access to everything you need.

MONROE

SELLERS OF THE FINEST HOMES

1 KELLYMOOR WALK

1 Kellymoor Walk

Welcome to Kellymoor Walk, a stunning stone-built, CHAIN FREE four-bedroom detached home nestled in a gated development in the heart of Idlemoor – a picturesque expanse of moorland between Shipley and Calverley. This exceptional location provides residents with a wealth of local amenities and attractions, ensuring a perfect blend of peaceful countryside living with convenient access to everything you need.

Upon stepping into the gorgeous home, you're greeted by a spacious entrance hallway that features an abundance of built-in storage. The hallway leads into an expansive formal living room, where a striking fireplace, creates a warm and welcoming atmosphere. Electronic blinds have been installed throughout this incredible home for ease of use. Across the hall, you'll find the open-plan living and dining room — a beautiful space that offers ample room for family and friends to come together. Through a set of sliding glass doors, the living area seamlessly flows into the fully insulated sunroom, which offers underfloor heating and picturesque views of the garden. Whether you're looking to relax with a book, enjoy a cup of tea, or simply unwind after a busy day, this bright and spacious room provides the perfect sanctuary.

The heart of this wonderful home is the stylish and sleek, fully fitted kitchen, boasting integrated appliances such as a Range Master cooker and a wine

cooler. It also offers convenient access to the fabulous utility room whilst sliding patio doors perfectly blend indoor and outdoor living. Completing the ground floor is a well-appointed WC.

As you make your way to the first floor, you're immediately impressed by a grand landing that offers access to four spacious double bedrooms. The remarkable principal suite features a luxurious ensuite bathroom, complete with a walk-in shower, twin sinks, and flows seamlessly into a further bedroom that has been transformed into a stunning dressing room. Two additional bedrooms impress with their size and style, while a modern family bathroom highlights an inset bath and walk-in shower, perfect for relaxation.

Set on a generous plot, the property enjoys an impressive frontage and a beautifully maintained wrap-around garden with a patio area. A double electric garage provides ample storage space, with parking available for numerous vehicles.

REASONS TO BUY

- Contemporary four-bedroom detached home
- Smart home facilities including mobile app control for blinds, gate, garage, lighting, heating and CCTV.
- Spacious formal living with a feature fireplace
- High-specification kitchen with a range master cooker
- Utility and Downstairs WC

- Gorgeous four-bedroom detached home
- Smart home facilities including mobile app control for blinds, gate, garage, lighting, heating and CCTV.
- High-specification kitchen with a range master cooker
- Utility and Downstairs WC
- Fully insulated sunroom with underfloor heating
- Principal bedroom with a luxurious ensuite
- Incredible dressing room
- Electronic blinds throughout the property
- Beautifully maintained garden
- Double garage and an abundance of parking



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SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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ADDITIONAL INFORMATION

Local Authority – Bradford City Council

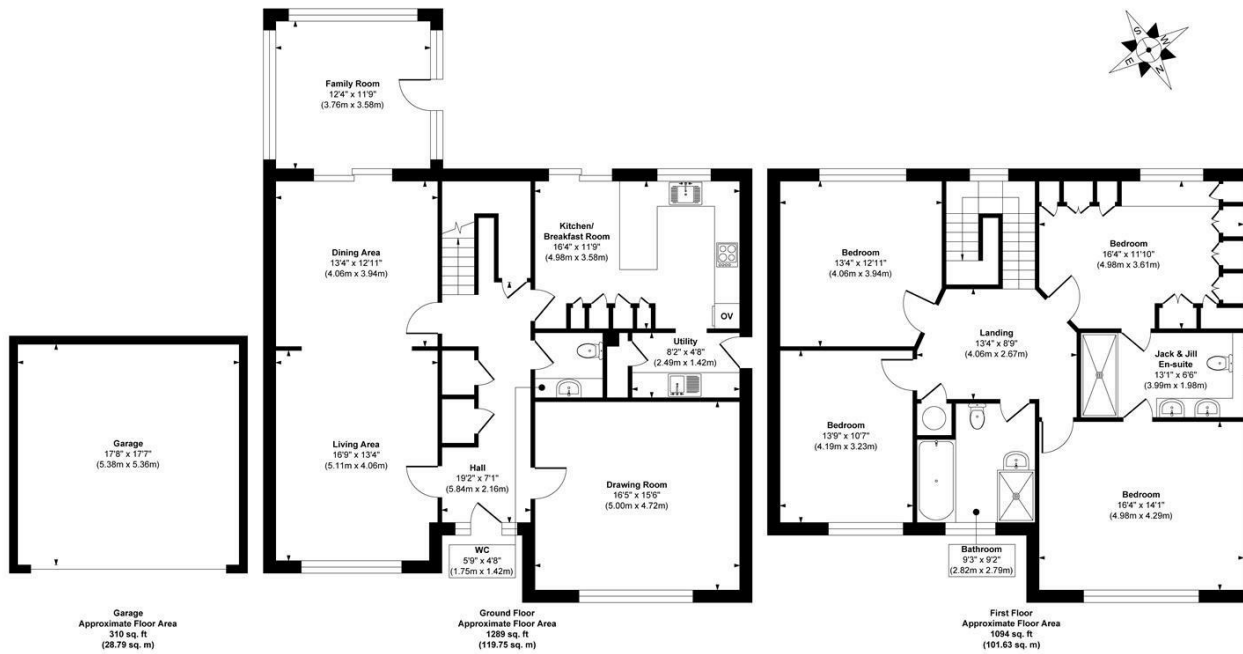
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2693.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 2693 sq. ft / 250.17 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	80
(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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