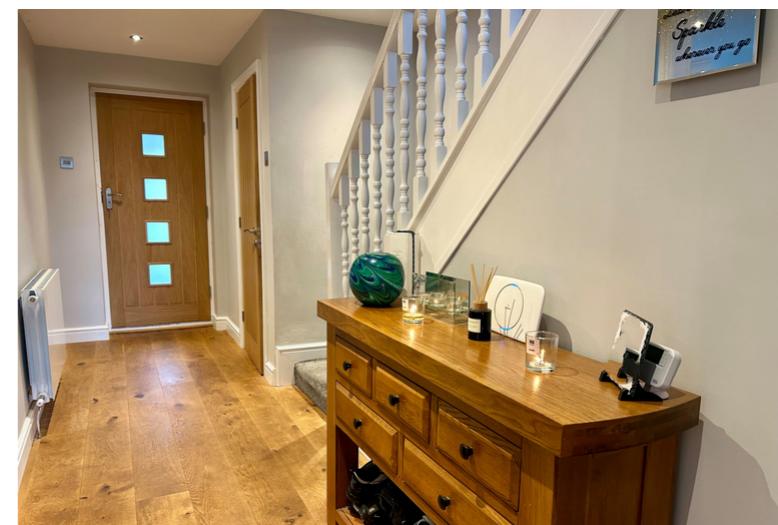




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- Well Proportioned Semi-Detached Family Home
- Two Reception Rooms & Conservatory
- Extensive Rear Gardens

- Three Bedrooms
- Drive & Garage
- EPC RATING C

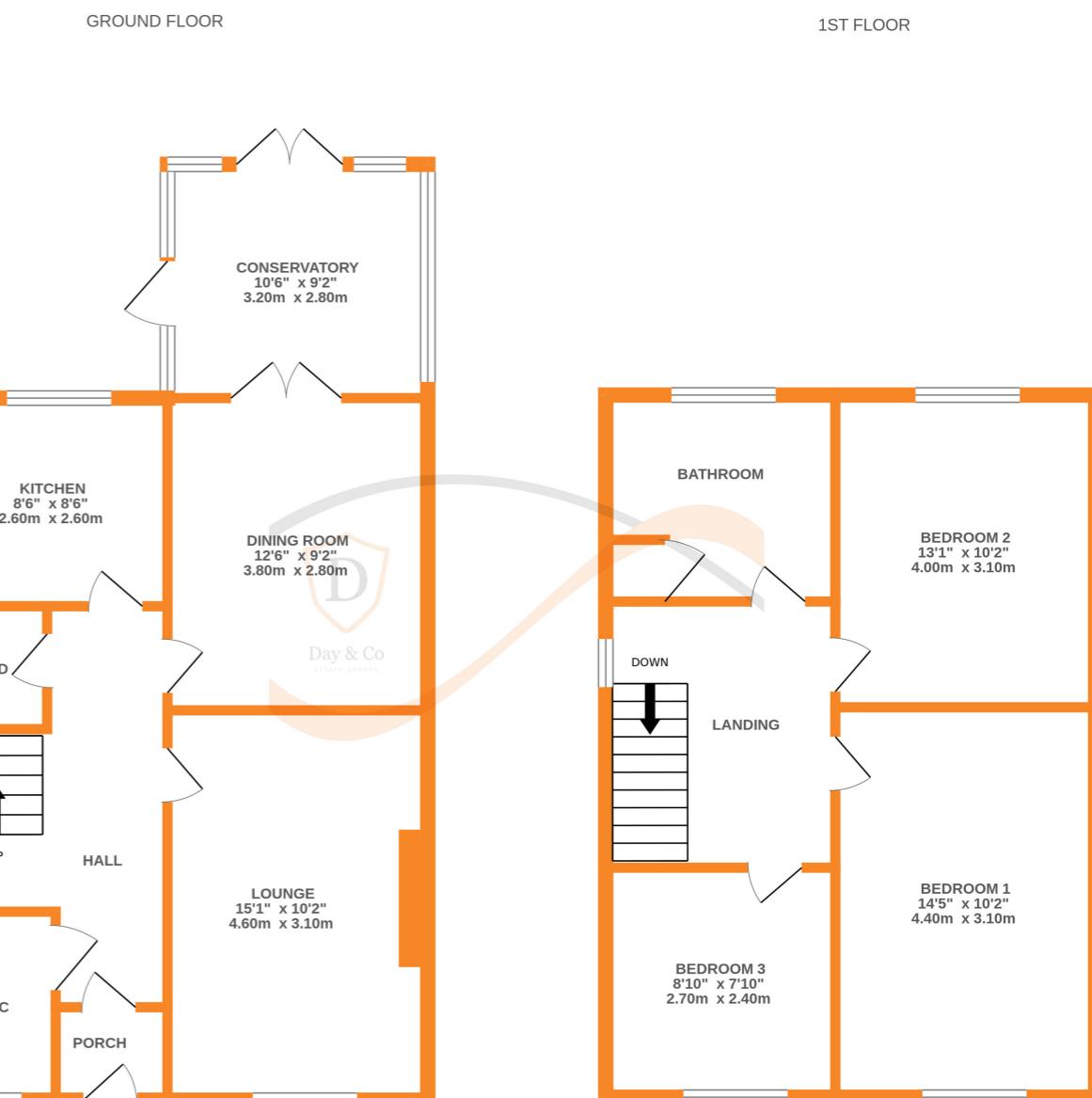
SUMMARY

**A WELL PROPORTIONED 3 BEDROOM SEMI-DETACHED FAMILY HOME, 2 RECEPTION ROOMS & CONSERVATORY, DRIVE & GARAGE, ADDITIONAL PARKING FOR SEVERAL CARS, EXTENSIVE REAR GARDEN, SOLAR PANELS, EPC RATING C **

FULL DESCRIPTION

An ideal purchase for the growing family is this 3 bedroom semi-detached property, offering well proportioned family accommodation, being situated in a small cul-de-sac of just two properties in the ever popular village location of Oakworth. The accommodation comprises of an entrance porch leading into an inner hallway where there is access to a cloaks WC and a useful under stairs storage cupboard. The lounge has a media wall and double glazed window to the front. The kitchen has an attractive range of modern base and wall mounted units, integrated appliances to include double oven, hob, extractor fan and dishwasher. The dining room has double doors opening out into a pleasant conservatory, which in turn has double glazed French doors opening into the rear garden. To the first floor there are three good size bedrooms. The house bathroom has a 4 piece suite comprising of a corner shower cubicle, bath, WC, wash hand basin, chrome heated towel rail and double glazed window to the rear. Externally the property is situated on a generous size plot, with front garden, driveway to the side leading to the garage which has electric, and patio area to the side of the conservatory. There is a rear lawn leading to a patio area with pond, a further area and rockery garden. Additional parking for several vehicles on the driveway leading to the property (Vendor has informed us the neighbours either side have permission to park 1 vehicle on this area). The property further benefits from solar panels. Vendors were granted permission for a proposed Loft conversion including installation of roof windows in July 2022 subject to conditions (Full details and drawings can be viewed on Bradford Planning Portal). Viewing is highly recommended to fully appreciate this property, EPC Rating is C

Agents Note - Any plans shown are a guide only and not confirmation of boundaries, these should be confirmed by a buyers solicitor/conveyancer when purchasing the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows 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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