



Day & Co
ESTATE AGENTS

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**OFFERS OVER
£380,000**

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- DETACHED FAMILY HOME
- POPULAR LONGACRES DEVELOPMENT
- PARKING, INTEGRAL GARAGE

- FOUR BEDS (BED 1 EN-SUITE)
- VIEWS DOWN THE AIRE VALLEY
- EPC RATING C

SUMMARY

** WELL PRESENTED DETACHED HOUSE, POPULAR LONGACRES DEVELOPMENT, FOUR BEDROOMS (BED 1 EN-SUITE), TWO RECEPTION ROOMS, VIEWS DOWN THE AIRE VALLEY, REAR GARDEN & PATIO, PARKING & INTEGRAL GARAGE, INTERNAL VIEWING ADVISED, EPC RATING C **

FULL DESCRIPTION

Day & Co are pleased to be marketing this well presented, four bedroom detached family home situated on the popular Longacres Development. This property enjoys views down the Aire Valley to the rear and an internal viewing is advised to fully appreciate this property. In brief the accommodation briefly comprises -

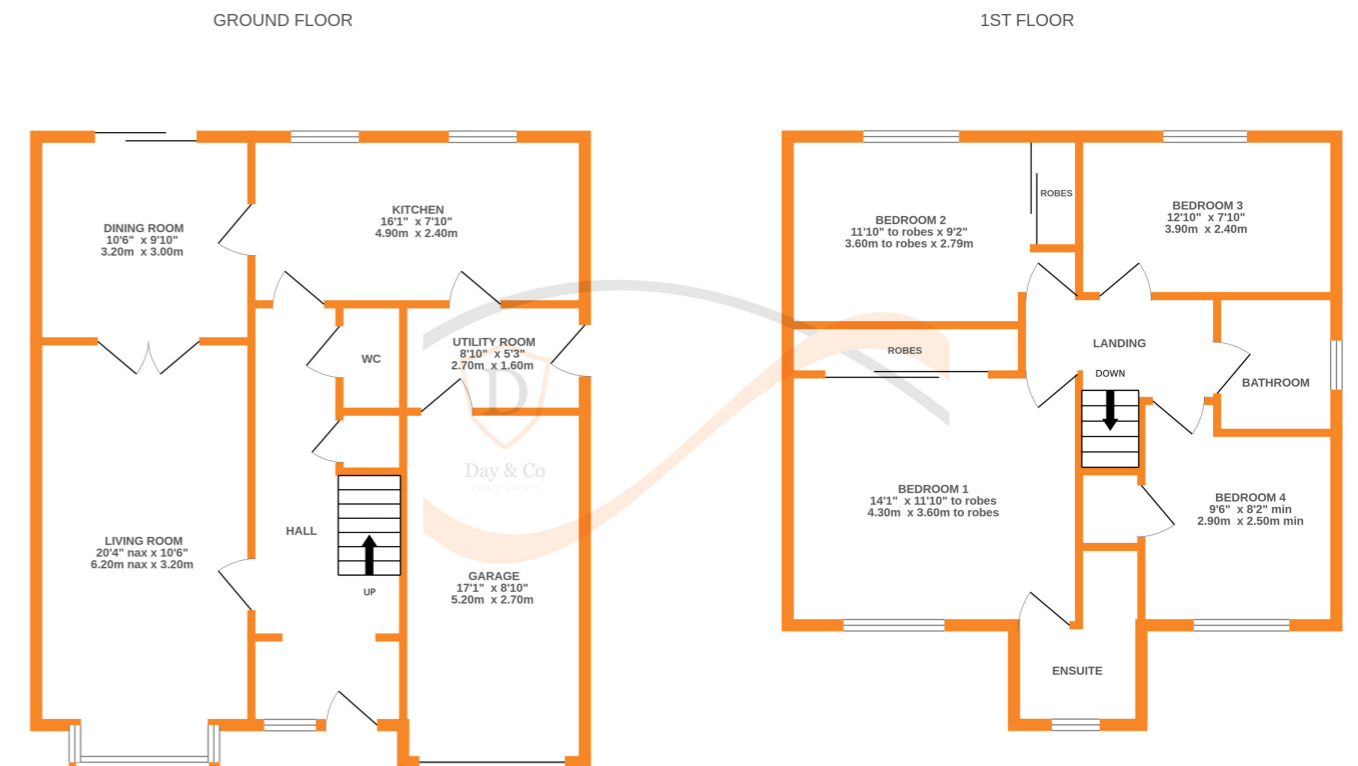
Ground Floor - Spacious entrance hall, with wc and useful understairs storage, Living Room bay-window to the front elevation, feature gas fireplace and double doors though to the dining room. Dining Room has sliding patio doors out to the large rear patio and with a doorway through to the kitchen. The Kitchen has a range of wall and base units with integral appliances, worktops, breakfast top, windows to the rear elavtion and a utility room with access to the integral garage and side external door.

First Floor - Landing with loft hatch, drop down ladder, part boarded loft. There are four bedrooms, the main bedroom has built in mirror-fronted wardrobes and a stylish modern en-suite shower room. There are two further double bedrooms to the rear, both of which enjoy views done the Aire Valley. Fourth bedroom currently used as a study with window to the front, storage over the bulkhead. House bathroom comprising of a modern suite with rectangular bath with shower over and screen, vanity wash basin, w.c., towel radiator and window to the side.

Gas Central Heating & Double Glazing.

Externally the property has a patio to the front and a gravel area and block paved driveway providing off road parking for two cars. To the rear is a large flagged patio with borders and a decked area that enjoys a lovely view down the Valley and over towards Oakworth. From the decked area are timber steps that lead down to a lower garden with lawn, and a large rockery with various plants, shrubs and flowers.

EPC Rating C



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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