



## **24 Woolcombers Way, Bradford, West Yorkshire, BD4 8JF**

**4 BEDROOMS:** Well-presented MODERN DETACHED, that provides family sized 4 BEDROOMED + EN SUITE accomodation. Ideally located close to both Bradford and Leeds and not far from Pudsey train station. So, offers an ideal commute into Leeds. Sensibly priced to encourage a sale.

The accomodation comprises: Hall, WC, Lounge, Dining Room, Kitchen, Utility, 4 Bedrooms, En Suite & Bathroom.

**Asking Price £265,000**

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**HALLWAY** Understairs cupboard.

**DOWNSTAIRS W.C.**

**LOUNGE 21' x 10' max (6.4m x 3.05m max)**

Feature fireplace with fire. uPVC doors to the garden.

**DINING ROOM 10' x 9' max (3.05m x 2.74m max)**

Irregular shaped room, measurement are for guidance only.

**KITCHEN 11' x 8' (3.35m x 2.44m)**

Well equipped fitted kitchen with a range of base and wall units, worktops and sink unit. Built in oven, hob and extractor. Integrated dishwasher.

**UTILITY ROOM**

**LANDING**

**MASTER BEDROOM 12' x 11' (3.66m x 3.35m)**

**EN-SUITE SHOWER ROOM/W.C** White suite with corner shower cubicle.

**BEDROOM 2 12' x 8' (3.66m x 2.44m)**

**BEDROOM 3 10' x 7' max (3.05m x 2.13m max)**

**BEDROOM 4 9' x 7' (2.74m x 2.13m)**

**BATHROOM/W.C** 3 piece white bathroom suite with shower over the bath. 1/2 tiled walls.

**OUTSIDE** Garden to the front. Shared driveway leading to GARAGE (power and light). Enclosed garden to the back.

**TENURE** Freehold

**COUNCIL TAX BAND** E - Bradford

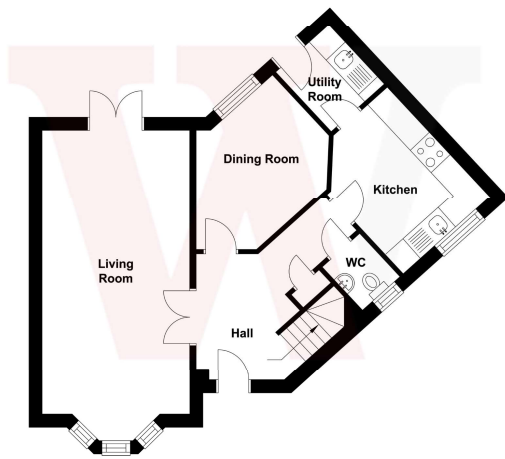
**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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