



4 Rosedale Court, East Bierley, Bradford, West Yorkshire, BD4 6RG
Guide Price: £625,000

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Signature Homes by Robert Watts offer for sale this beautiful stone built EXECUTIVE DETACHED property, that offers stunning far reaching PANORAMIC VIEWS. Forming part of this exclusive cul de sac of only 7 houses and situated in the understandably sought after village, that includes village green, cricket club, golf club and local pub.

The house has been significantly enhanced in recent years and provides spacious family sized accommodation with 5 DOUBLE BEDROOMS and 2 EN SUITES. Outside, lovely landscaped wrap round garden. Included in the sale is the highly valuable and effective SOLAR PANELS with Tesla power wall 13.5kw storage battery. The property also benefits from CCTV and Hive heating system. NOT TO ME MISSED.

Hallway Staircase with return to 1st floor. Built in cloaks cupboard.

Downstairs W.C. White suite, vanity sink unit. Heated towel rail.

Lounge 21' x 11' (6.4m x 3.35m)

Light and airy lounge, taking advantage of the stunning views. Feature fireplace. Patio doors to the garden.

Breakfast Kitchen 19' x 9' (5.8m x 2.74m)

Very well equipped kitchen with good range of high gloss units and appliances, with breakfast bar. Range cooker and extractor. Hot water "quooker



style tap. uPVC doors to the garden, plus velux roof lights.

Utility Room 6'11" x 6' (2.1m x 1.83m)

Dining Room 11' x 10' (3.35m x 3.05m)
Originally the dining room, but now used as snug/family room.

Sun Room 9' x 9' (2.74m x 2.74m)

Backing onto the garden and open from the dining room/snug. Solid roof. Built-in blinds. uPVC patio doors to the garden.

Landing Access to part boarded loft

Master Bedroom 17' x 11' (5.18m x 3.35m)







Great sized master bedroom with view over the fields. Fitted bedroom furniture.

En-Suite Shower Room/W.C. With walk in shower enclosure. Floating vanity sink unit. Bluetooth mirror with motion light sensor.

Guest Bedroom 2 14' x 12' (4.27m x 3.66m)

En-Suite Shower Room/W.C. White suite, with corner shower cubicle. Vanity sink unit. Heated towel rail.

Double Bedroom 3 11' x 10' (3.35m x 3.05m)

Double Bedroom 4 11' x 10' (3.35m x 3.05m)

Double Bedroom 5 10' x 9' (3.05m x 2.74m)

House Bathroom/W.C White bathroom suite, with corner shower cubicle. Vanity sink unit.

Outside Situated in this select cul de sac position of only 7 properties and enjoying stunning far reaching and panoramic views. Gated block paved drive at the front, with good parking leading to the double garage. The garage has been split/divided to form a home office. Can easily be put back to make garage again.

Beautiful landscaped wrap round gardens, that take full advantage of the views. Lawned rear garden, together with side "courtyard" garden. Hot tub and gazebo included with roof that opens and closes.

Office 10'11" x 8' (3.33m x 2.44m)

Part of the garage and divided to create a very useful home working office space.

Features/Specification Solar panels with Tesla powerwall 13.5kw storage battery and 9 years warranty left

Electric car charging point 7KW

My Energi Eddi divertor which uses spare energy to heat the hot water so no need for gas
uPVC Double glazing, Hive heating system and CCTV.

Tenure Freehold

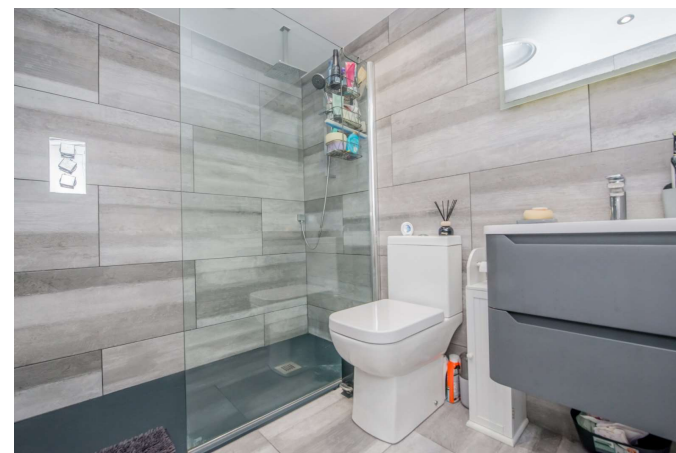
Council Tax Band F - Kirklees

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.

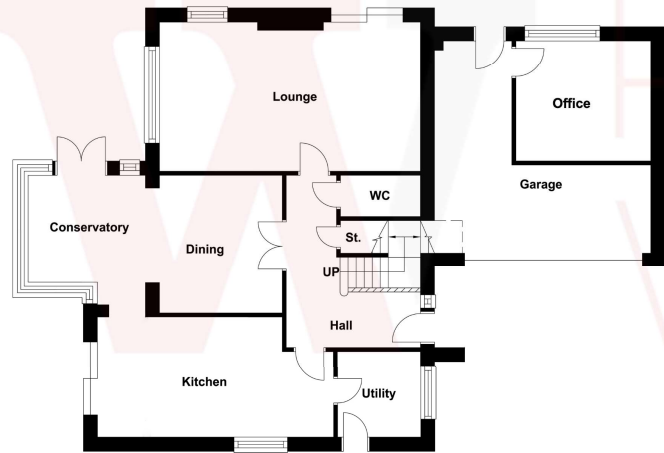
Your home may be repossessed if you do not keep up repayments on your mortgage.

IMPORTANT NOTICE

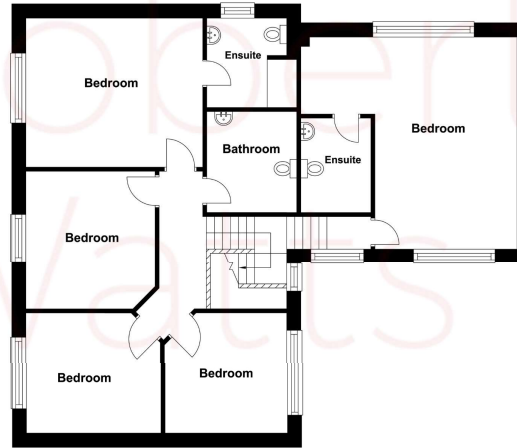
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.



Ground Floor



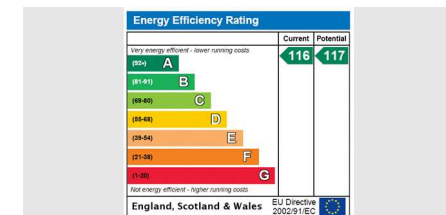
First Floor



AGENTS NOTES:

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.



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