



2 Edgemoor Close, Toftshaw Lane, Bradford, West Yorkshire, BD4 6RT

4 BEDROOMS: Impressive individually designed Detached with 4 Bedrooms + En Suite, together with a spacious foot print on the ground floor. We feel would make an ideal family home and is complimented with a lovely landscaped garden that is approached via wrought iron gates. Viewing is highly essential to fully appreciate.

Asking Price £350,000

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HALLWAY

DOWNSTAIRS WC

LOUNGE 21' x 13' (6.4m x 3.96m)

Fireplace with gas fire.

KITCHEN DINER 16' x 10' (4.88m x 3.05m)

Super kitchen with a really good range of units with granite breakfast bar and worktops. Built in double oven and hob.

UTILITY ROOM

STITTING ROOM 13' x 10' Approx (3.96m x 3.05m Approx)

2nd reception room with tiled floor, leading to Conservatory.

CONSERVATORY Backing onto the garden, with tiled flooring.

LANDING Good sized landing with feature stain glass window.

BEDROOM 1 12'11" x 11' Max (3.94m x 3.35m Max)

Fitted wardrobes

ENSUITE SHOWER ROOM White suite, corner shower cubicle.

BEDROOM 2 14' x 8' (4.27m x 2.44m)

BEDROOM 3 12' x 9' Max (3.66m x 2.74m Max)

BEDROOM 4 10' x 9' Max (3.05m x 2.74m Max)

BATHROOM White bathroom suite with tiled walls.

OUTSIDE Access via wrought iron gates to a lovely and immaculate landscaped garden, which includes artificial grass, decking terrace and block paved driveway. Detached garage. At the front is a pleasant garden.

AML Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		