



47 Spinney Rise, Tong, Bradford, West Yorkshire, BD4 0TX

Superbly presented MODERN DETACHED, which provides family sized 4 BEDROOMED accommodation. Situated on this ever popular development, the property occupies the premier position on the cul de sac. To the outside there is a lovely and good sized private garden, along with ample parking and garage. A detailed internal viewing is essential to fully appreciate.

The accommodation comprises: Hallway, WC, Lounge, Dining Room, Kitchen, 4 Bedrooms, En Suite & Bathroom.

Asking Price £305,000

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ENTRANCE HALL Access to Integral Garage.

DOWNSTAIRS W.C

LOUNGE 15'10" (4.83) into square bay window x 11' (3.35)

Feature fireplace with fire.

KITCHEN 12'11" x 9' (3.94m x 2.74m)

Well equipped kitchen with range of base and wall units, worktops and sink unit. Built in oven, hob and extractor. Door leading to the back garden.

DINING ROOM 10'11" x 8' (3.33m x 2.44m)

FIRST FLOOR

LANDING Airing cupboard.

BEDROOM 1 12' x 9'10" (3.66m x 3m)

Fitted wardrobes.

EN SUITE SHOWER ROOM/W.C. White shower suite. Fully tiled walls.

BEDROOM 2 10' x 7' (3.05m x 2.13m)

Fitted wardrobes.

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

BEDROOM 4 9' x 6' (2.74m x 1.83m)

BATHROOM 3 piece white bathroom suite with shower over bath, sink and W.C. Fully tiled walls.

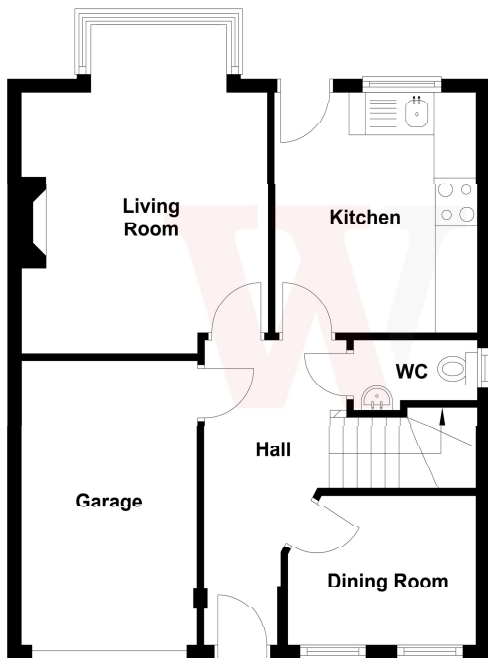
OUTSIDE Driveway with ample parking to the front with integral garage. At the back is a lovely and good sized private garden with additional paved patio terrace and storage shed. Perfect space for families to enjoy.

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.

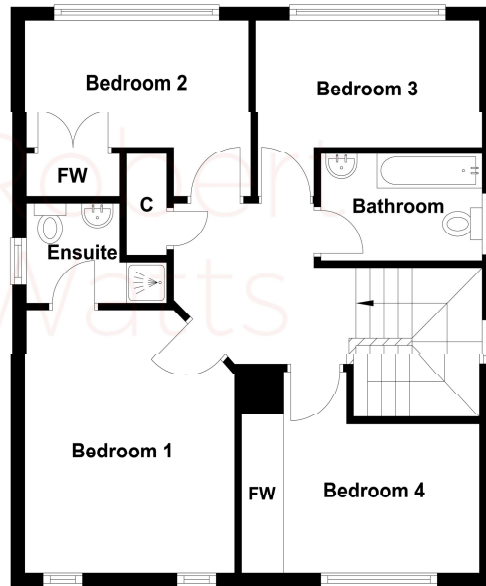
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		