



## **10 Whitehead Close, Laisterdyke, Bradford, West Yorkshire, BD4 8AS**

ACCOMODATION OVER 3 FLOORS.

Do not miss out on this super modern Detached that forms part of the popular Miller Homes development in Laisterdyke. Very well presented throughout, with accommodation designed over 3 floors. One of the standout features is the impressive top floor Master Bedroom.

To the outside is good parking along with a lovely landscaped enclosed garden. NOT TO BE MISSED.

**Asking Price £265,000**

# 10 Whitehead Close, Laisterdyke, Bradford, West Yorkshire, BD4 8AS

## GROUND FLOOR

### HALLWAY

### DOWNSTAIRS WC

### LOUNGE / DINER 19' x 14' (5.8m x 4.27m)

Good sized Lounge/Diner, with uPVC French Doors leading out to the garden.

### KITCHEN 10' x 6' (3.05m x 1.83m)

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

## FIRST FLOOR

### BEDROOM 2 14' x 9'11" (4.27m x 3.02m)

Double Bedroom 2

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

Double Bedroom 3

### BEDROOM 4 11' x 9' (3.35m x 2.74m)

**HOUSE BATHROOM** White bathroom suite with corner shower cubicle.

## TOP FLOOR

### MASTER BEDROOM 15' x 9'11" max (4.57m x 3.02m max)

Impressive top floor master bedroom with en suite. Feature Velux roof light.

### EN SUITE SHOWER ROOM/W.C.

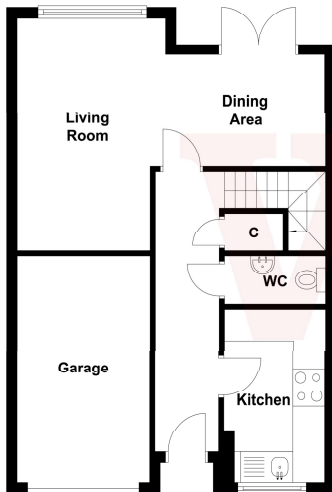
**OUTSIDE** Positioned at the end of the cul de sac, fronting New Lane, with driveway and parking at the front, along with attached garage. At the back is a lovely landscaped enclosed garden. Making a perfect outdoor space for families to play and relax outside.

**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.

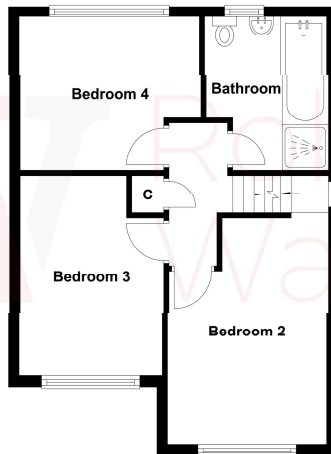
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



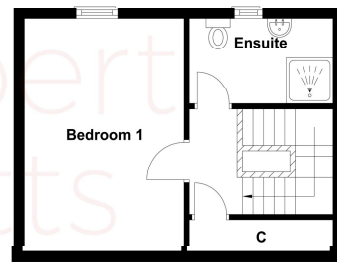
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		