



13 Highfield Road, Five Lane Ends, BD2 2AU

Popular style of semi-detached within walking distance of Blakehill Primary and Morrisons retail park. This well presented example provides generously sized FOUR BEDROOM, TWO RECEPTION ROOM accommodation which is further enhanced by a SUNROOM and DELIGHTFUL REAR GARDEN, the ample drive and longer than average garage further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

Offers in excess of £280,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL Guest WC off

LIVING ROOM 12'5" (3.78) x 12' (3.66) both max

DINING ROOM 12'4" x 11'5" (3.76m x 3.48m)

SUNROOM 10'8" x 9'5" (3.25m x 2.87m)

Providing access to rear garden

KITCHEN 15' x 6'7" (4.57m x 2m)

Open to dining room - selection of wall and base units, work tops, sink unit, built in oven and hob, plumbed for washing machine - small useful store

LANDING

BEDROOM 1 12'4" x 9'9" (3.76m x 2.97m)

BEDROOM 2 11'2" x 10'1" max (3.4m x 3.07m max)

BEDROOM 3 8'3" x 7'9" (2.51m x 2.36m)

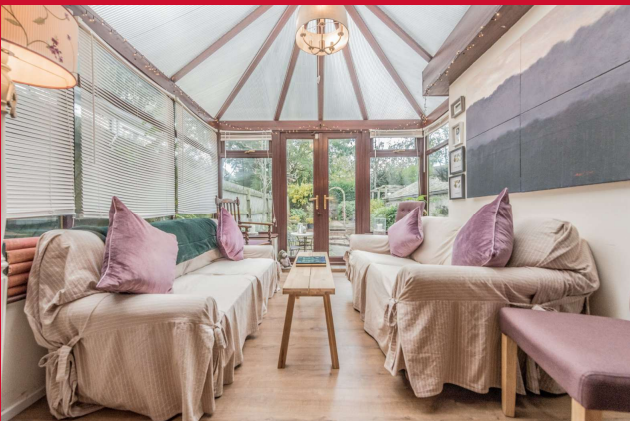
BATHROOM Three piece modern white suite - fully tiled walls

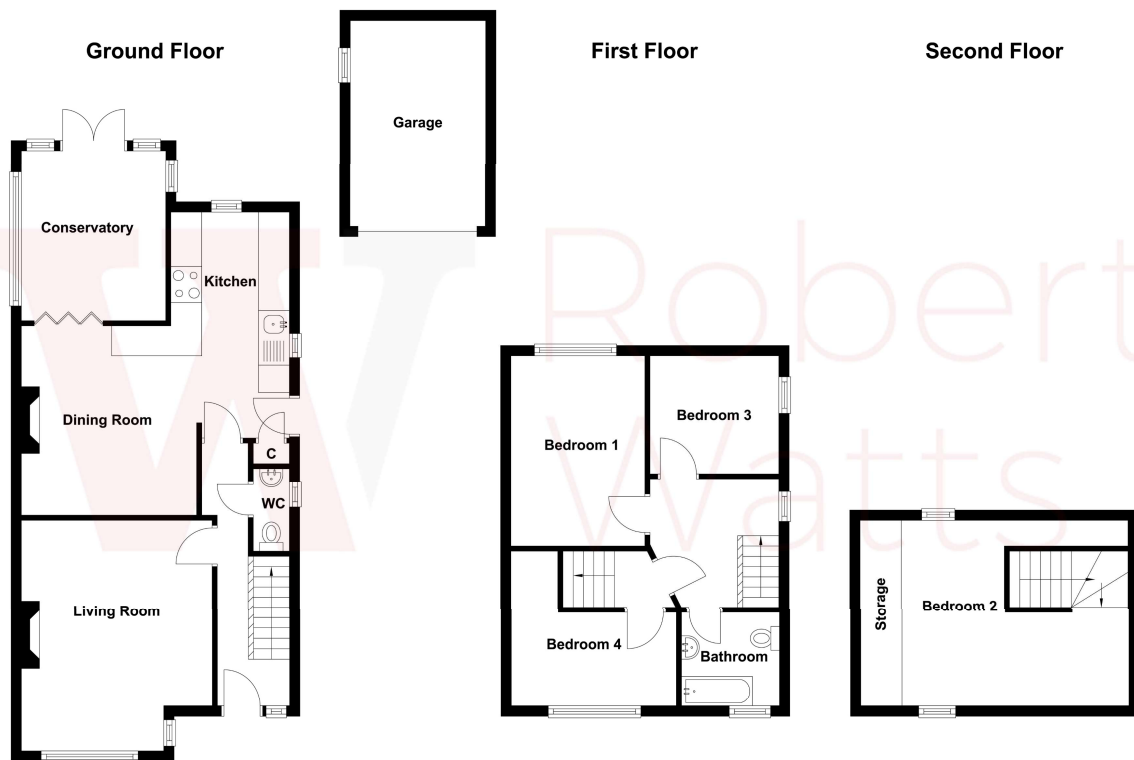
ATTIC BEDROOM 4 13'3" (4.04) x 7'4" (2.24) average plus slope

A good size attic conversion with two velux windows, partitioned store area and additional eaves store

OUTSIDE Ample drive leads to good size garage (with power and light), garden to front, very pleasant rear garden

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		
55-68	D	67 D	81 B
39-54	E		
21-38	F		
1-20	G		