



39 Whinney Brow, Bradford, BD10 8WL

Enviably CORNER PLOT - Keenly sought after style of property, forming part of this highly regarded development in Thackley. Currently providing FOUR BEDROOM (master en-suite) TWO RECEPTION ROOM well presented accommodation which is further enhanced by a delightful rear garden, parking and a garage (store only). We feel this fine example will appeal to a variety of buyers, including families. Rest assured, properties of this calibre in this part of Thackley do not remain "for sale" for long, contact Robert Watts 24/7 to book YOUR VIEWING TODAY!

£375,000

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COUNCIL TAX Bradford

Band E

TENURE Freehold

ENTRANCE HALLWAY Laminate flooring and guest WC

LIVING ROOM 14'2" + bay x 10'6" (4.32m + bay x 3.2m)

Laminate flooring, French doors leading to dining room

DINING ROOM 9'4" x 8'8" (2.84m x 2.64m)

Laminate flooring

KITCHEN 9'9" (2.97) x 8'7" (2.62) and 9'6" (2.9) x 7'8" (2.34)

Fitted kitchen incorporating a range of modern wall and base units, worktops, double oven, separate 5 ring hob and extractor. Integrated dishwasher and wine cooler.

UTILITY ROOM/REAR HALL Sink unit and plumbed for washer

FIRST FLOOR LANDING Access to loft and useful store closet

BEDROOM ONE 11'3" (3.43) x 9'6" (2.9) plus recess

Two double store closets

EN-SUITE SHOWER ROOM Comprising of W.C, wash basin and shower cubicle

BEDROOM TWO 12'1" (3.68) x 12'2" (3.7) both max

Double store closet

BEDROOM THREE 9'2" x 8'8" (2.8m x 2.64m)

BEDROOM FOUR 8'9" x 6'9" (2.67m x 2.06m)

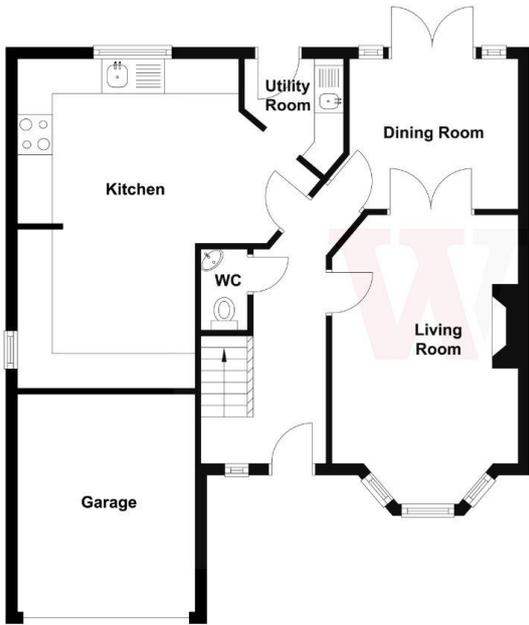
BATHROOM Three piece white suite in-corporating double ended "air" bath, tiled floor, part tiled walls

OUTSIDE Drive to garage (store only) very pleasant split level 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		