



15 Newhall Drive, Bradford, BD6 1DG

**** AVAILABLE WITH NO CHAIN!! ** GOOD SIZE FAMILY HOME ** EXTENDED SEMI DETACHED** on an enviable plot position. 'Robinson' built by design the FIVE BEDROOM, THREE RECEPTION ROOM, THREE BATHROOMS (of which have recently been fitted), Utility room plus so much more, which is on offer, is SPACIOUS throughout. What really makes this home is the 17FT Dining Kitchen being the focal point of family life leading out to the GENEROUS size gardens. Situated within this SOUGHT AFTER CUL DE SAC within BD6 ideal for many of the local amenities and on the doorstep of the Motorway Network yet still enjoying the views of open fields. The sheer size of this property can only be appreciated on internal viewing. Additional benefits include GCH, DG throughout and alarm with pet friendly sensors.

£375,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

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ENTRANCE HALL

Solid hardwood flooring, stairs leading to first floor and cloakroom off

CLOAKROOM

Vanity style sink and W.C with fully tiled walls

LOUNGE 15'10" x 11'7" (4.83m x 3.53m)

Feature fireplace housing gas fire, solid hardwood flooring and French doors leading through to dining room

DINING ROOM 11'7" x 10'10" (3.53m x 3.3m)

Sliding patio doors leading through to the conservatory

CONSERVATORY 10' x 8'2" (3.05m x 2.5m)

With radiator allowing this to be used all year round, ceiling fan and doors leading to raised decked seating area

DINING KITCHEN 17' x 16'8" (5.18m x 5.08m)

Simply stunning, being the real hub of the home. Inviting family area with a selection of modern wall and base units being individually designed with a feel of a country kitchen. Black granite worktops housing a Belfast sink, range cooker sat within a feature brick built chimney breast with extractor over. Plumbed American fridge freezer and integrated dish washer. Solid wood flooring and door leading to the raised decked seating area within the rear garden. Cloakroom off

UTILITY ROOM 11'6" x 8'6" (3.5m x 2.6m)

Former kitchen area having wall and base units. Worktops and sink unit. Plumbing for washer

FIRST FLOOR

Large landing area with loft access

BEDROOM 16' x 10'8" (4.88m x 3.25m)

Enjoying the long distance views

BEDROOM 12' x 10'8" (3.66m x 3.25m)

Over looking the rear garden

SHOWER ROOM

Vanity style sink and W.C. Fully tiled with heated towel radiator

BEDROOM 11'3" x 8'2" (3.43m x 2.5m)

BEDROOM 11'8" x 7'9" (3.56m x 2.36m)

BEDROOM 8'6" x 7'8" (2.6m x 2.34m)

FAMILY BATHROOM 8'6" x 7'7" (2.6m x 2.3m)

Contemporary four piece bathroom suite with freestanding bath, shower cubicle, sink and W.C. Fully tiled walls and floor. Inset spots within the panelled ceiling, wall mirror with electric lights

FURTHER INFORMATION

Council Tax - Band C

Tenure - Freehold

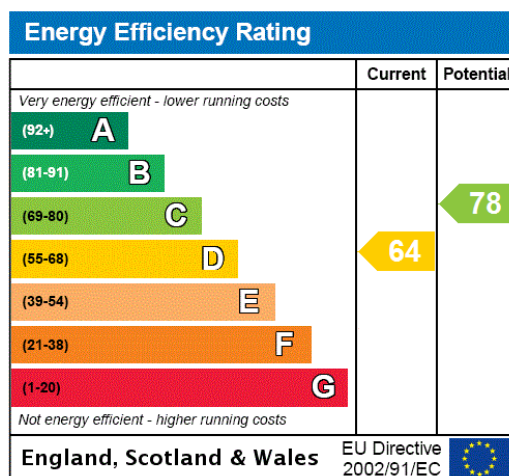
MORTGAGES

We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.





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