



4 Redshank Close, Westwood Park, Bradford, BD6 3YE

**** SUPERB MODERN DETACHED ** LOVELY OUTLOOK OVER THE GREEN ** FIVE BEDROOMS PLUS STUDY ROOM/BEDROOM SIX ** CUL DE SAC LOCATION **** Rarely brought to the market within this part of Westwood Park, Clayton Heights, this modern detached house offers a perfect blend of style and comfort. Whilst the property boasts a contemporary charm there is a homely feel throughout that is sure to impress any discerning buyer. Briefly comprising: Entrance hall with cloakroom, lounge leading through to the dining area, large breakfast dining kitchen, modern in design, leading to a utility room and the garage conversion which is utilised as an office but could be a ground floor bedroom should one require. FIVE bedrooms to the first floor with family bathroom and a master ensuite. Externally, the property enjoys a large rear garden with sun spots throughout the day, perfect for social occasions. Garden area to the front and parking for two cars. Don't miss out on this fantastic opportunity to own a beautiful home in a sought-after location.

Contact us today to arrange a viewing and make this property your own.

£385,000

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ENTRANCE HALLWAY

With guest cloakroom off and open stairs to the first floor

LOUNGE 14'5" x 11' (4.4m x 3.35m)

Bay window which overlooks the green. Opening through to the formal dining area

DINING ROOM

Accessed via the lounge and kitchen with patio doors leading out to the rear gardens

DINING/BREAKFAST KITCHEN 17'10" x 10'7" (5.44m x 3.23m)

Lovely contemporary kitchen with quality fitted wall and base units, worktops with matching splashback and breakfast bar with additional storage. Eye level double oven, separate hob and extractor. Patio doors to the rear

UTILITY ROOM

Matching from the kitchen, wall and base units. Storage cupboard and space for dryer. This provides access through to the study/bedroom

STUDY/BEDROOM 10'10" x 8'3" (3.3m x 2.51m)

Versatile room with pleasant outlook over the green

FIRST FLOOR

Landing area with loft access which is part boarded

MASTER BEDROOM 10' x 11'2" (3.05m x 3.4m)

Windows to the front elevation, built in wardrobe space and en-suite

ENSUITE

Built in shower, vanity style sink and W.C

BEDROOM TWO 11'2" x 9'2" (3.4m x 2.8m)

Built in wardrobe space

BEDROOM THREE 12'4" x 8'9" (3.76m x 2.67m)

BEDROOM FOUR 8'11" x 8'9" max (2.72m x 2.67m max)

Built in wardrobe space

BEDROOM FIVE 9'8" x 7'1" (2.95m x 2.16m)

FAMILY BATHROOM

Three piece suite with shower over bath and screen. Vanity style sink and W.C

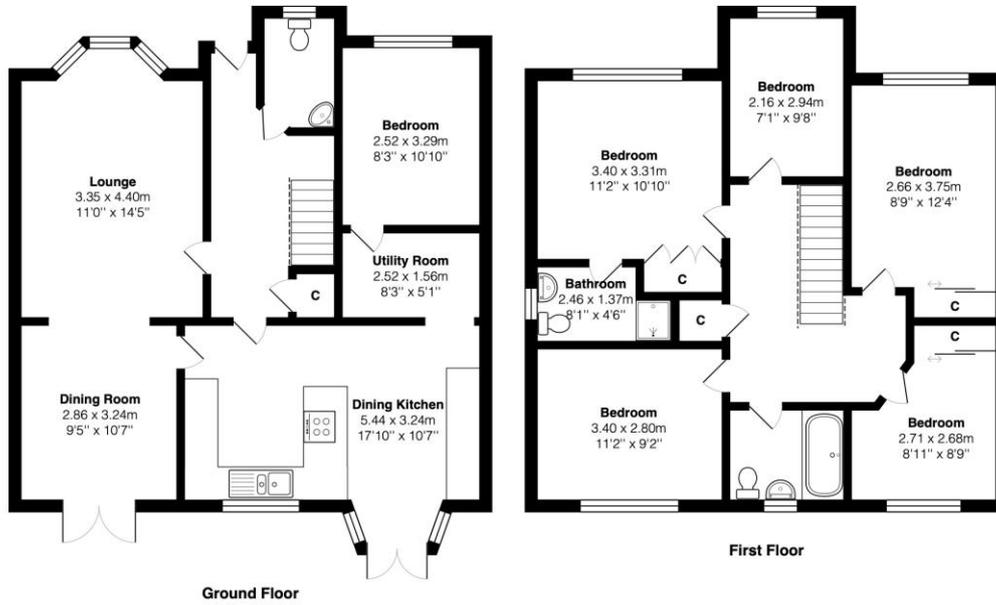
OUTSIDE

Open aspect garden to the front with off road parking facilities. Mature shrubs outline the side boundary leading to the rear. Spectacular rear garden which enjoys the sun throughout the day. With various patio/decked seating areas, large lawns with mature shrubs and useful purpose built shed. Power, light and water tap. Pergola and Greenhouse have their own power and light (Greenhouse included in sale)

BUYER DISCLAIMER 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.





Total Area: 139.6 m² ... 1503 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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