



- Detached family home.
- Central village location.
- Three double bedrooms.
- Spacious lounge, separate dining room and breakfast kitchen.
- Modern fitted kitchen.
- Garage and driveway.
- Downstairs cloakroom.
- Impeccable condition throughout.
- Beautiful, established gardens.
- Planning permission granted to extend.

Set back nicely behind established gardens and a large block paved drive, number 4 Croft Rise is a simply delightful property,

The ground floor comprises of an entrance hall with a very practical storage area for both shoes and coats. There is also a downstairs cloakroom with a WC, a functional addition to any family home.

The main living accommodation comprises a lounge, dining room and separate kitchen. The lounge is charming, bright and light with a bay window to the front and a lovely central fire with limestone surround. Decorated in fashionable navy with a comfy carpet underfoot, it is the perfect space to relax after a busy day.

A separate dining room, has plenty of space for a table and chairs as well as a sofa, with lovely views of the side garden, it's another light space, a pleasant area to enjoy a meal with friends and family.

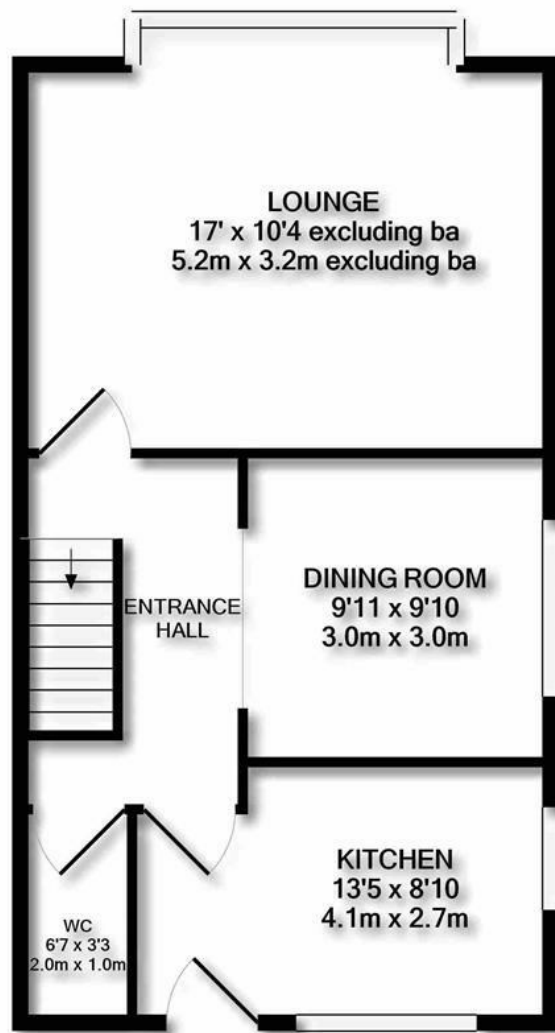
The kitchen is fitted to a high standard, it has a fresh farmhouse feel, clean and welcoming. All the integrated appliances you would imagine in a high spec kitchen are included: hob, fridge, freezer, microwave and oven. There is enough space for a breakfast table and access directly to the rear garden.

Up to the first floor there are three good sized bedrooms all with heaps of built in storage. The master bedroom boasts beautiful views over the countryside and the second bedroom enjoys garden views. Also on the first floor there is a superb family bathroom with a bath with shower attachment, hand basin and WC.

The exterior of this delightful home is as practical as the interior with an ample block paved driveway to the front, a carport and a single garage with electric remote controlled door. The garage is furnished with power, water and plumbing, the central heating boiler is also housed here. The gardens have clearly been loved by the current owners and are well established and maintained.

For those looking for a project or further space, planning permission has been granted to extend the ground floor to make a large open plan kitchen living space and utility as well as a fourth bedroom and en suite on the 1st floor. Documents can be seen on Bradford Planning Portal reference 20/04339/HOU.

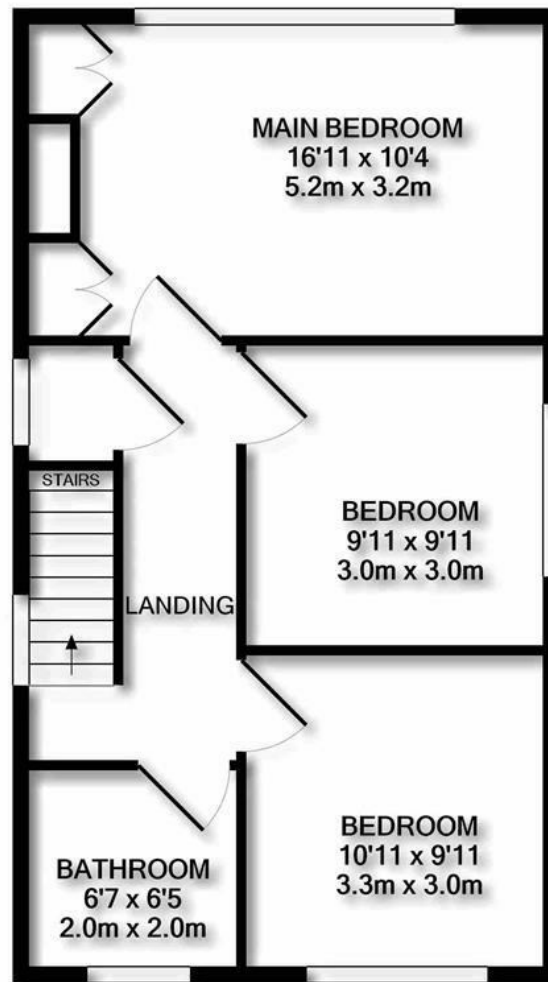




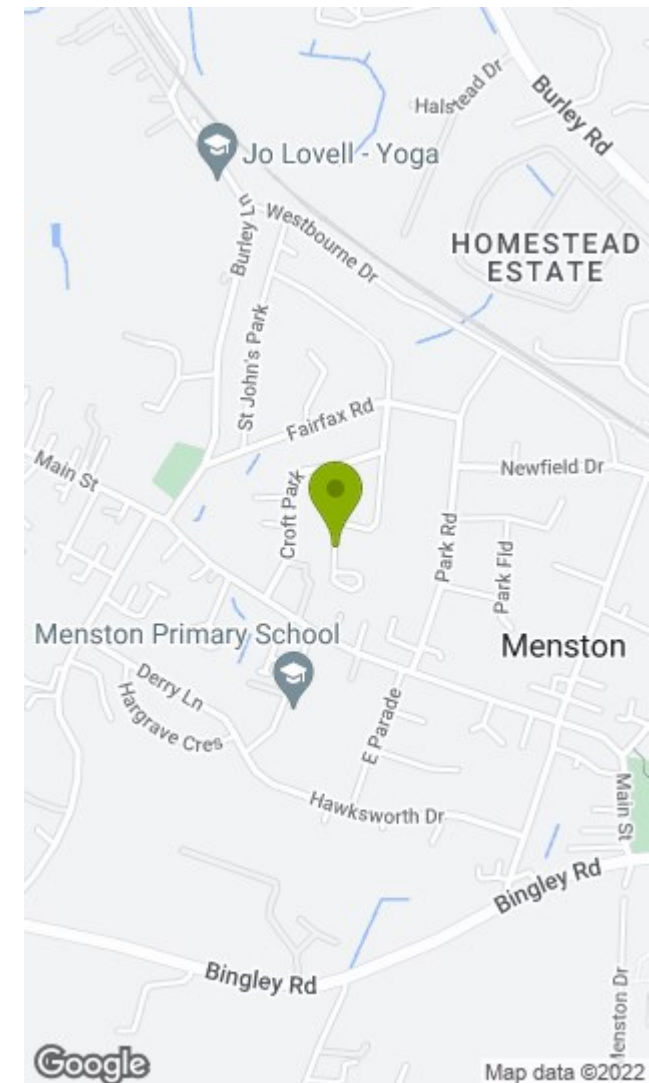
GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	57	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		82
	52	
EU Directive 2002/91/EC		
England & Wales		

