



£395,000

FOUR BEDROOMS *STUNNING VIEWS OVER THE AIRE VALLEY* *IMMACULATELY PRESENTED* *FANTASTIC KITCHEN-DAY ROOM* *HIGH SPECIFICATION THROUGHOUT* *BI-FOLDING DOORS* *GOOD SIZED GARDEN* *GARDEN ROOM/GYM/BAR* *VIEWING DECK* *DRIVEWAY PARKING & GARAGE*

Townend Estate Agents offer for sale this FOUR BEDROOM semi-detached property. Located on a quiet cul-de-sac in a popular residential area. Overlooking fields to the rear, with stunning view over the Aire Valley towards Baildon and beyond. Being immaculately presented throughout, this enviable family home offers modern open plan living throughout. Having being significantly extended and improved, this one of a kind property is not to be missed and must be viewed to be truly appreciated. With a brand new stunning Kitchen-Day room with featuring Atrium skylight, Quarts counter tops, large breakfast bar, x5 bi-fold doors leading to rear decking and top spec built in appliances. The property also benefits from new UPVC throughout (2 years), new roof (2 years), fantastic garden space with sunken hot tub, garden room (gym/bar/man cave), decking & lawn areas and views you couldn't quite believe! Stunning for watching summer sunsets.

The property comprises briefly: Entrance, spacious Lounge with media wall, Kitchen-Day room featuring a range of base & wall units, integrated appliances including fridge, freezer & double oven, utility space and walk in pantry. Large breakfast bar, 5x bi-folding doors leading to rear garden, open to living space with spectacular atrium roof light. With four bedrooms, three en-suite and modern house bathroom. Externally to the rear is a fantastic decking area with sunken hot tub, garden room which could be used as a gym/bar/'mancave' and lawn area, all overlooking those fantastic panoramic views.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Garage plus storage under Ground Floor
Illustration for identification purposes only, measurements are approximate,
not to scale, floorplansUsketch.com © (ID959179)



Energy Efficiency Rating

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		
Current Score: 75		Potential Score: 84

Environmental Impact (CO₂) Rating

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		
Current Score: 75		Potential Score: 84

