

Ornella's Estates

PROUDLY INDEPENDENT



7 Highfield Road

Five Lane Ends, Bradford, BD2 2AU

Price £269,950



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INTRODUCTION

SET IN A GREAT LOCATION WITH EASY ACCESS TO ALL LOCAL AMENITIES, SCHOOLS, BUS ROUTES, TRANSPORT LINKS AND THE ADDED BONUS FOR BEING ON THE DOOR STEP OF MORRISONS SUPERMARKET, WE ARE DELIGHTED TO OFFER FOR THIS VERY SPACIOUS TRADITIONAL SEMI DETACHED FAMILY HOME. BEAUTIFULLY PRESENTED THROUGHOUT WITH SOME LOVELY FEATURES AND HIGH CEILINGS AND AN ABUNDANCE OF NATURAL LIGHT. OFFERING GREAT KERB APPEAL. HUGE POTENTIAL TO EXTEND (RELEVANT BUILDING REGULATIONS AND PLANNING PERMISSION WOULD NEED TO BE OBTAINED). PLEASE NOTE THAT THERE IS A HIVE HEATING SYSTEM INSTALLED WHICH CAN BE CONTROLLED VIA YOUR MOBILE. Comprising entrance vestibule, entrance hallway, spacious family lounge, modern fitted family dining kitchen and conservatory. To the first floor there are four bedrooms and a house bathroom. To the outside there is a long driveway, leading to a detached garage with two doors, power and light. To the front of the property there is a lovely lawned garden with flowers, trees and shrubbery. To the rear of the property there is a large privately enclosed south facing child friendly garden with a patio paved seating area leading to a large lawned area. GREAT FOR ENTERTAINING FAMILY AND FRIENDS AND ENJOYING THOSE SUMMER BARBACUES.

WHAT OUR VENDOR SAYS

This house has been a family home for 31 years. All 3 of my children grew up here. We had lots of parties in the garden with bouncy castles and paddling pools. They had a 10ft trampoline as well which was in constant use.

I will be sad to leave but it's time for me to move somewhere smaller and let a family enjoy it again

HOW TO FIND THE PROPERTY

SAT NAV BD2 2AU

ACCOMMODATION

ENTRANCE PORCH

It is easy to understand why the current owners have loved this beautiful home so much. Offering great kerb appeal. Comprising composite entrance door to the front elevation. Upvc double glazed window to the front elevation. Door leading to:

ENTRANCE HALLWAY

This is a spacious entrance hallway offering an abundance of natural light. Comprising composite entrance door, Upvc double glazed feature glass window to the side elevation. Single radiator. Stairs to first floor. Understairs storage cupboard. Oak flooring. Doors leading to:

SPACIOUS FAMILY LOUNGE

13'8" x 10'5" (4.17 x 3.20)

Offering an abundance of natural light with high ceilings, this beautiful family lounge comprises Upvc double glazed windows to the front elevation. Dado picture rail. Radiator. Oak flooring. TV point.

MODERN FITTED FAMILY DINING KITCHEN

20'7" x 9'6" (6.28 x 2.90)

Great for entertaining family and friends, this is the heart of the house. Comprising Upvc double glazed windows to the side and rear elevations. Upvc French doors leading into the conservatory. A wide range of beautifully fitted modern wall and base units with laminate worktops over. Stainless steel sink one and a half bowl single drainer. Points for fridge freezer, washing machine. Integral dishwasher. Integral electric cooker and hob with extractor fan over. Part tiled walls. Radiator. Hive heating system which can be controlled from your mobile.

FIRST FLOOR

LANDING AREA

Doors to:

BEDROOM.1.

13'6" x 8'10" fitted wardrobes (4.11m x 2.69m fitted wardrobes)

This is a lovely double bedroom with fitted Sharpe's wardrobes. Roll over radiators. Upvc double glazed windows to the front elevation.

BEDROOM.2.

9'5" x 9'1" fitted wardrobes (2.88 x 2.78 fitted wardrobes)

Another lovely double bedroom with high quality hand made fitted wardrobes. Upvc double glazed windows to the rear elevation overlooking the garden. Roll over radiator.

BEDROOM.3.

10'10" x 5'0" (3.31 x 1.54)

A great single comprising Upvc double glazed windows to the side elevation. Double radiator.

BEDROOM.4.

7'7" x 5'6" (2.32 x 1.68)

Comprising Upvc double glazed window to the front elevation. Radiator.

HOUSE BATHROOM

6'5" x 5'5" (1.96 x 1.66)

Comprising Upvc double glazed window to the rear elevation. Bath

with thermostatic shower over. Vanity unit with built in wash hand basin. Low level w.c. Inset spotlights. Fully tiled walls and floors. Radiator. Extractor fan.

OUTSIDE

DRIVEWAY AND GARAGE

To the front of the property there is a long driveway providing ample off street parking leading to a detached garage with two doors, power and light.

FRONT GARDEN

To the front there is a beautifully maintained garden which is mainly laid to lawn with flowers, trees and shrubbery.

REAR GARDEN

What a lovely surprise this will be. To the rear of the property there is a large privately enclosed south facing child friendly garden. With a patio seating area, leading to a large lawned area with flowers, trees and shrubbery. GREAT FOR ENTERTAINING FAMILY AND FRIENDS WITH THOSE SUMMER BARBACUES AND PARTIES.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

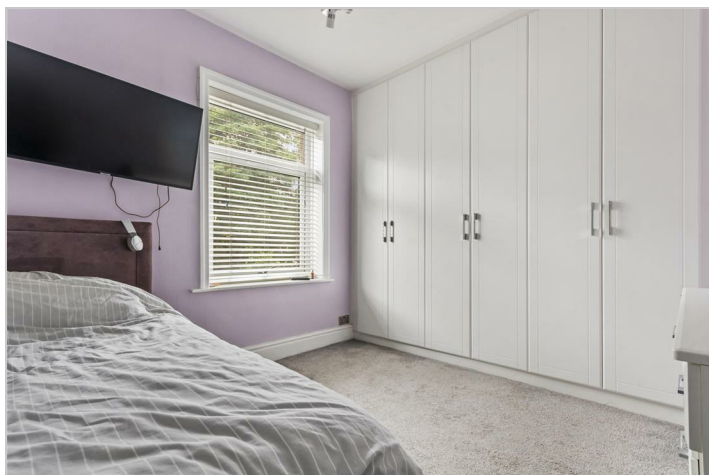
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

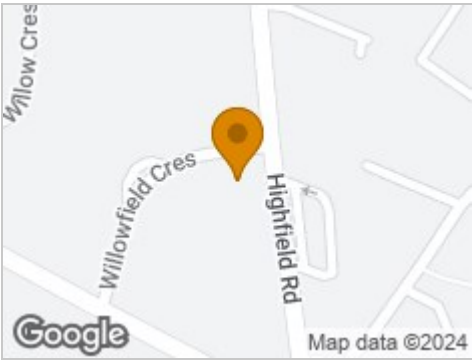
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



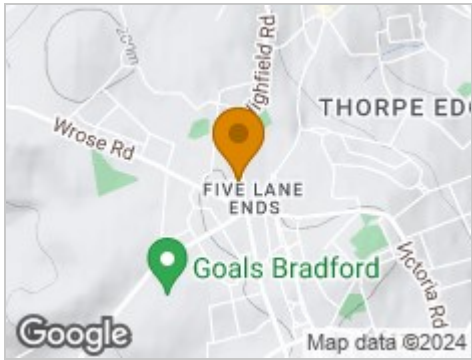
Road Map



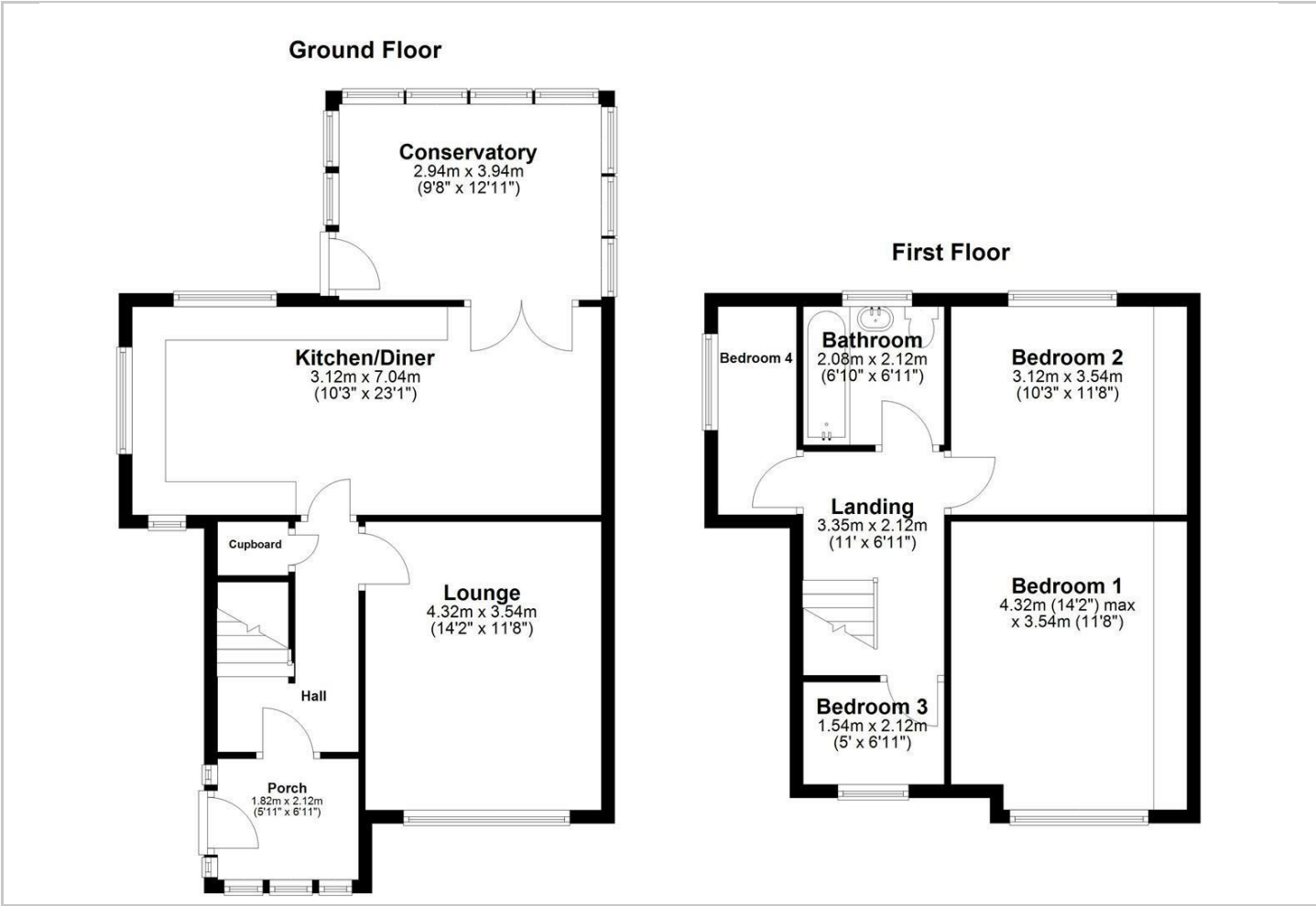
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.