



## **4 Valley Court New Lane Bradford**



## **4 Bedroom House - Mews £329,995**

69 Lower Wortley Road  
Wortley  
Leeds  
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# 4 Valley Court New Lane, Drighlington, Bradford, BD11 1NH

## GROUND FLOOR:

### Entrance Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator

### Cloakroom / Wc:



Two Piece Suite with double flush Wc.

### Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, inset sink & drainer, gas cooker point with an extractor hood above, plumbing for an automatic washing machine, ample space for a fridge / freezer, integral dishwasher

## Living Room / Dining Room:



Double glazed window, double glazed French doors giving access to the rear garden, central heating radiator, television point, ample space for a dining table & chairs

## FIRST FLOOR:

### Landing:

Access to first floor accommodation, access to a part boarded loft space, storage cupboard

### Bedroom One:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

### En-suite Shower Room / WC:



A white suite comprising of a plumbed shower, a low flush WC, wash basin, central heating radiator

### Bedroom Two:



Double glazed window, central heating radiator ample space for bedroom furniture

**Bedroom Three:**



Double glazed window, central heating radiator

**Bedroom Four:**



Double glazed window, central heating radiator

**Family Bathroom / WC:**



Double glazed window, a three piece white suite with a panelled bath & a shower above, low flush WC, wash basin, central heating radiator

**TO THE OUTSIDE:**



**Gardens:**



The rear garden is a great size and mainly laid to lawn but also has a patio area. The front is a low maintenance garden.

**Off Street Parking / Garage:**



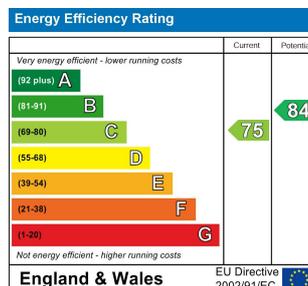
A single detached garage provides a useful storage space as well as off street parking

**EPC LINK:**

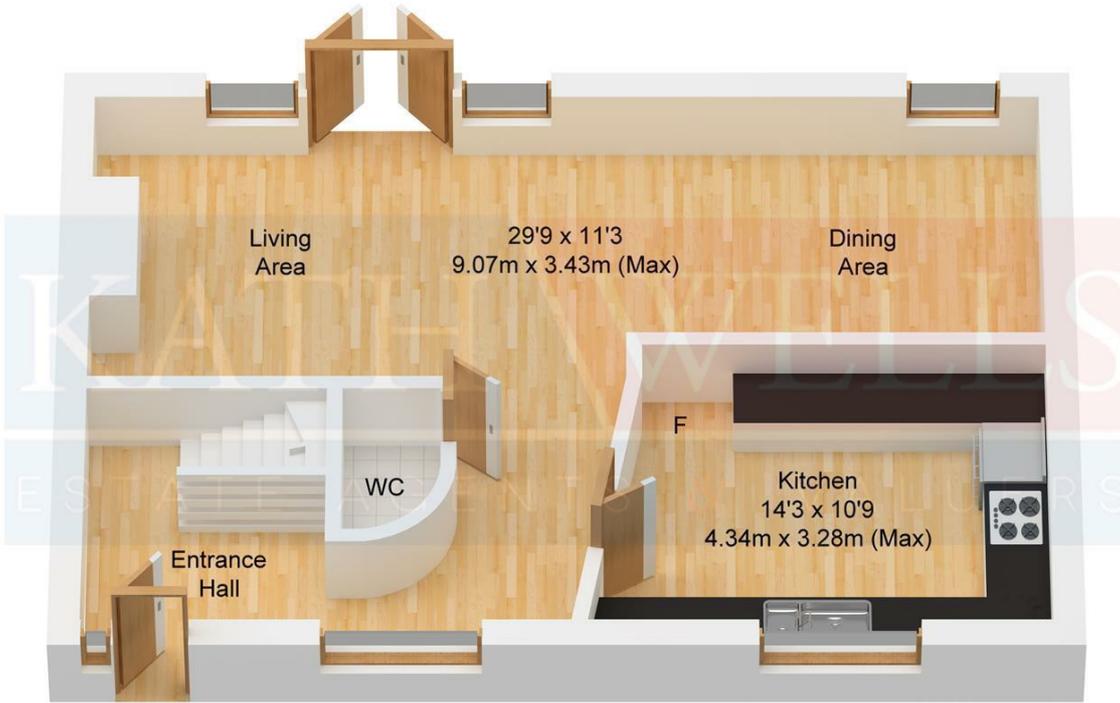
<https://find-energy-certificate.service.gov.uk/energy-certificate/7590-3276-7522-3204-0023>

**Council Tax Band & EPC Rating:**

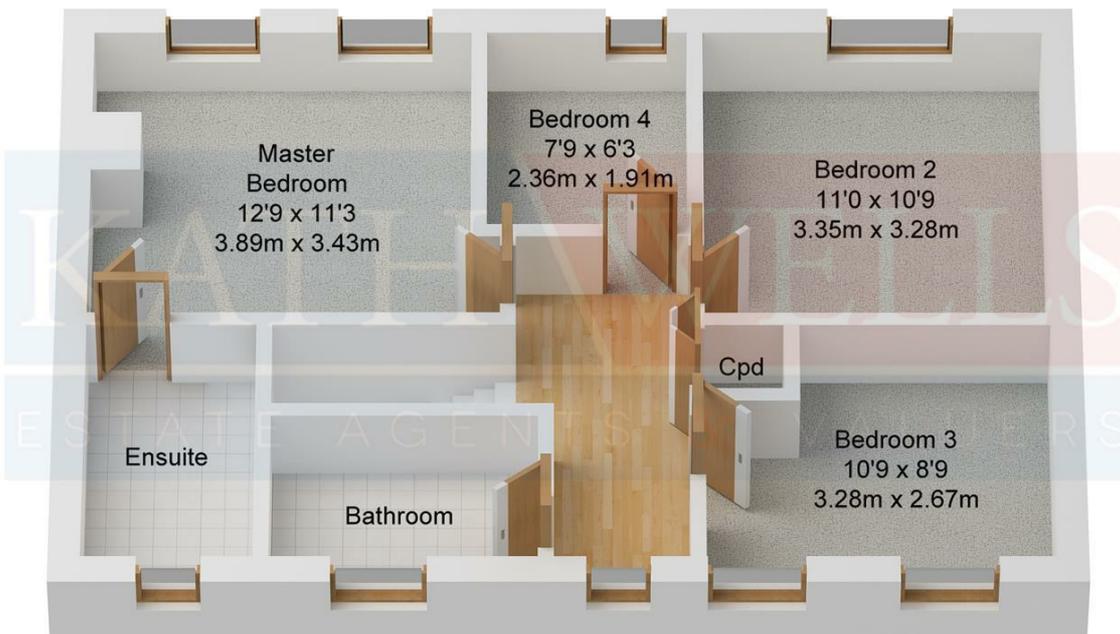
Council Tax Band: D / EPC Rating: C



# Floor Plan



Ground Floor  
Approx. 57.41 sqm.  
(617.95 sqft.)



First Floor  
Approx. 57.41 sqm.  
(617.95 sqft.)