

**Stonelea, Whinney Hill Bradford, West Yorkshire, BD4 8LU**

**Offers In The Region Of £640,000**





# Stonelea, Whinney Hill Bradford, West Yorkshire, BD4 8LU

## DESCRIPTION

Introducing this impeccable detached house, now available for sale. The property exudes a regal charm, perfectly balanced with a contemporary edge, and is situated in a highly sought-after location. It is conveniently close to local amenities and schools, catering to the daily necessities and educational needs of your family.

The house is in immaculate condition, a testament to its superior craftsmanship and meticulous care. Upon entering, you will be greeted by an impressive hallway leading to three spacious reception rooms. These rooms are perfect for entertaining guests, hosting family gatherings, or simply unwinding after a long day. The versatility of these spaces allows for customization to suit your lifestyle and preferences.

The property boasts five generously proportioned bedrooms, offering ample space for a large family or for accommodating guests. Each bedroom has been thoughtfully designed to provide a serene retreat from the hustle and bustle of daily life.

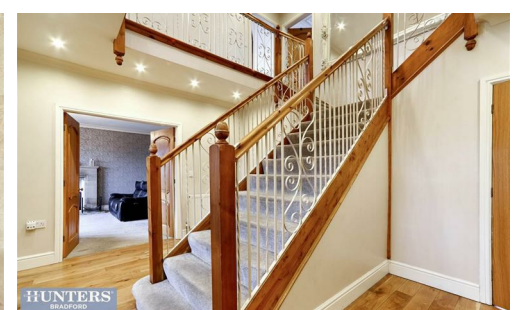
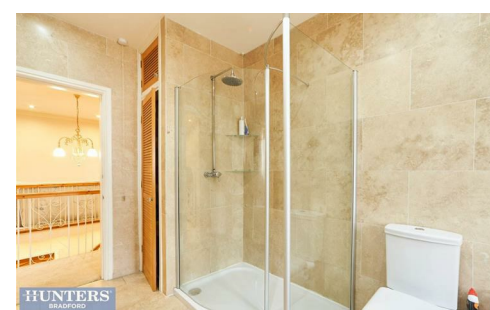
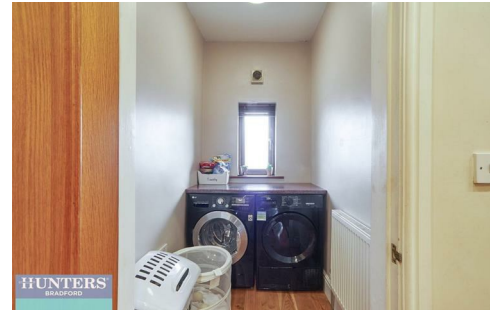
Equally impressive are the four well-appointed bathrooms that come with the property. Each one is designed with a focus on comfort and practicality, ensuring a relaxing experience.

This house truly stands out as a remarkable piece of real estate, promising a harmonious blend of space, comfort, and convenience. Offering a superb lifestyle choice for those seeking a residence that delivers on all fronts, this property is a must-see.

This property was granted PLANNING PERMISSION in 2003 for another property to be built on the grounds, plumbing, sewage, electricity, gas and water is already in place, plans and documentation is available on the viewings should you wish to view and discuss)

The property is a Council tax band G and a EPC Rating of C.

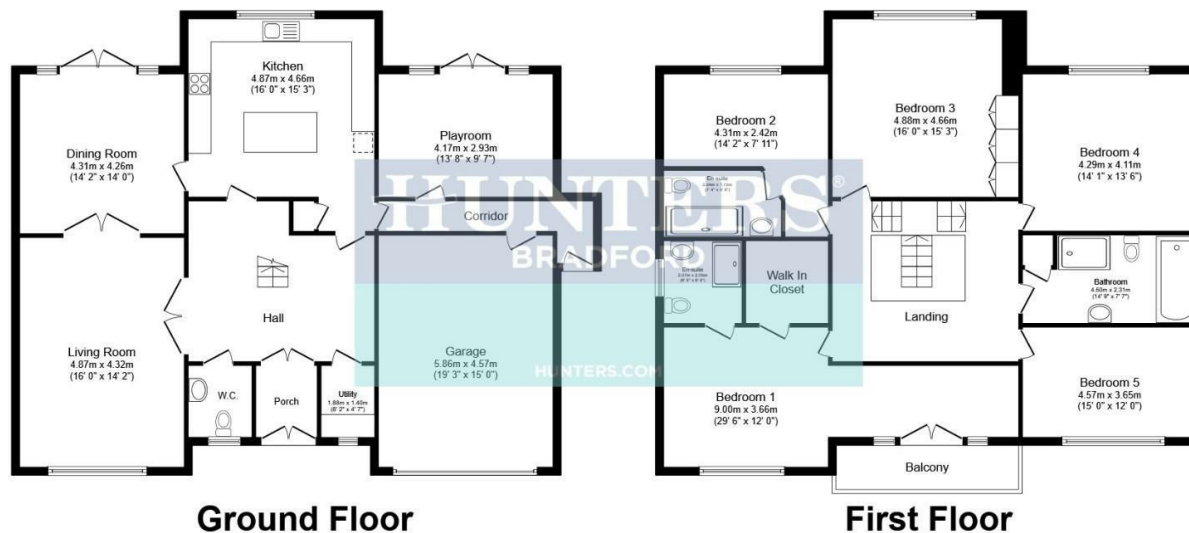
- IMPECCABLE DETACHED HOUSE
- THREE SPACIOUS RECEPTION ROOMS
- FIVE GENEROUSLY PROPORTIONED BEDROOMS
- BALCONY FROM PRIMARY SUITE
- FOUR WELL-APPOINTED BATHROOMS
- UTILITY ROOM
- GATED DRIVE AND GARAGE
- OUTBUILDING
- EPC RATING C
- COUNCIL TAX BAND G











Total floor area 291.3 m<sup>2</sup> (3,135 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

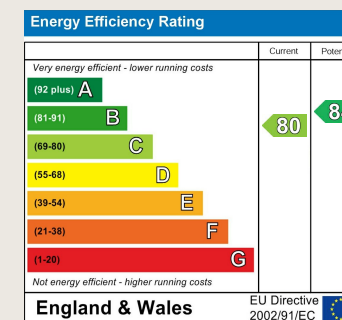
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.