

16 Badgers Way, Bradford

Bradford

Offers in Region of £389,995

Exquisite FOUR BEDROOM DETACHED house in SOUGHT AFTER CUL-DE-SAC, boasting a RARE CORNER PLOT, 3 reception rooms, bathroom, ensuite, and WC. POTENTIAL FOR EXTENSION stpc. Solar panels, CCTV system, well-maintained wrap-around garden with patio, deck, and artificial lawn. Double garage, ample parking.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- *** VIRTUAL TOUR ***
- DETACHED HOME
- CORNER PLOT
- STUNNINGLY POPULAR CUL-DE-SAC
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- OPPURTUNITY FOR EXTENSION STPC
- 8 LEASED SOLAR PANELS
- FULL HIK CLOUR CCTV SYTEM COVERING THE WHOLE OF THE PROPERTY
- BATHROOM, ENSUITE & WC









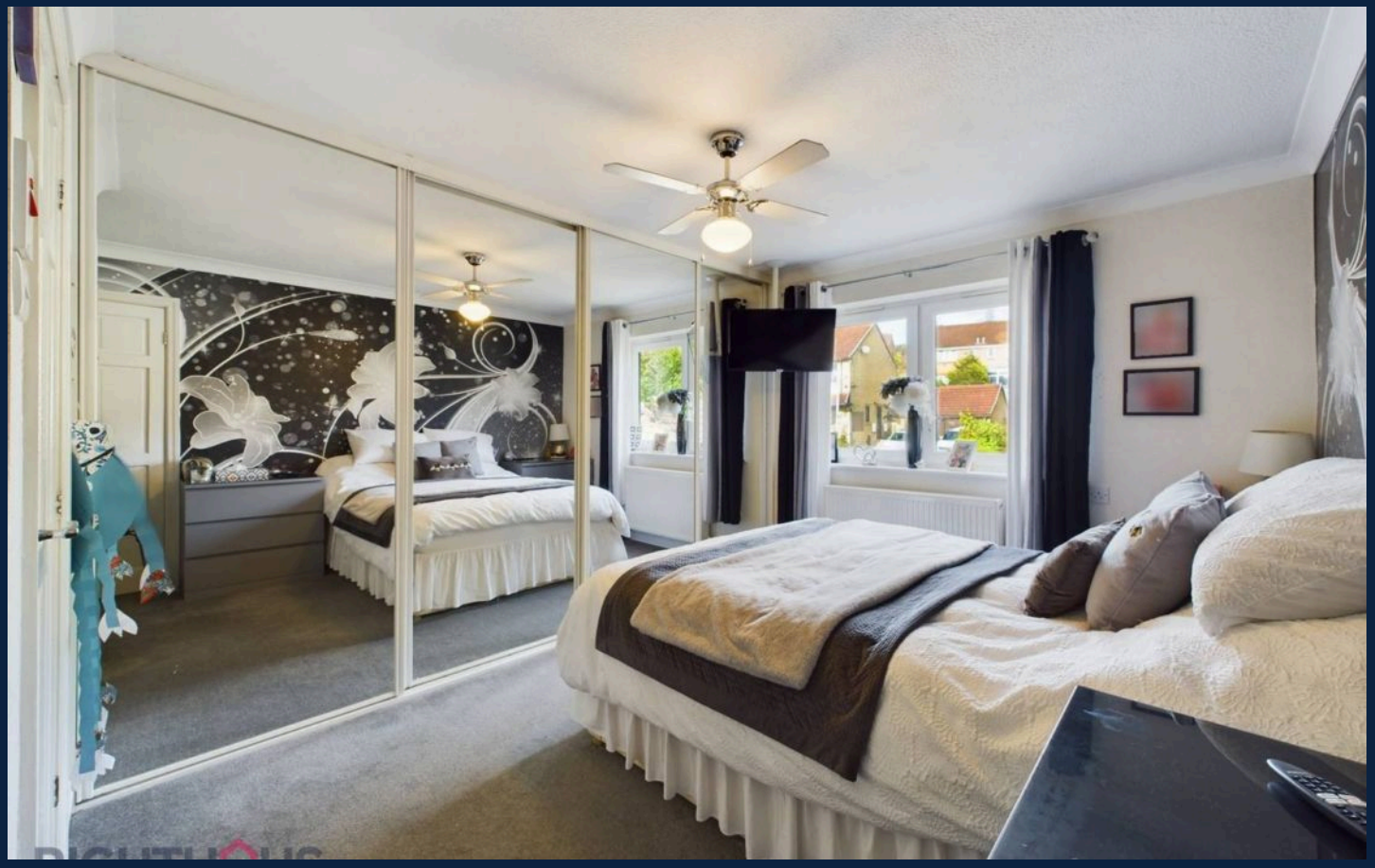
Hallway
Giving access to the lounge, kitchen, dining room, Wc and first floor landing.

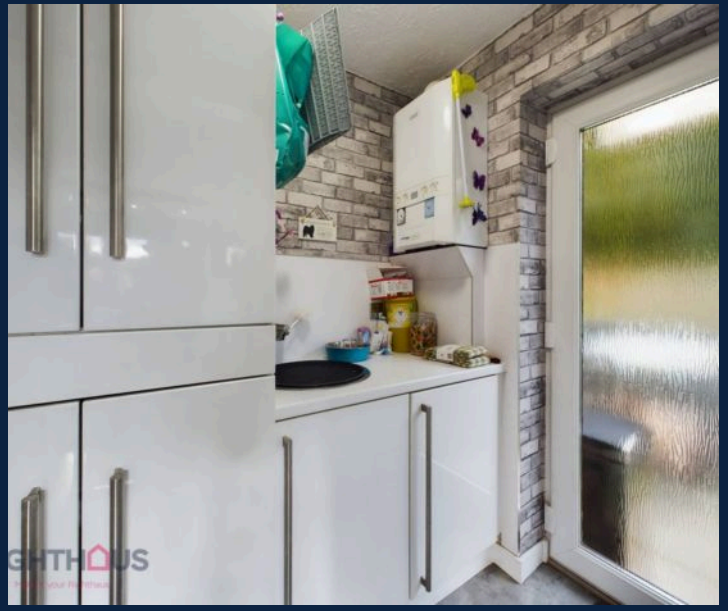
Lounge
17' 10" x 11' 7" (5.43m x 3.52m)
The lounge features a bay window, which allows for ample natural light to fill the space. It benefits from gas central heating, ensuring a cozy and comfortable atmosphere during colder months. The gas fire adds an extra touch of warmth and ambiance to the room and double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment.

Dining room
12' 3" x 9' 7" (3.73m x 2.92m)
The Dining room has a light and airy open plan aspect with the sun room. Additionally, this room is equipped with the convenience of gas central heating for a warm and cozy feel.

Sun room
12' 7" x 9' 9" (3.83m x 2.97m)
The conservatory offers a delightful view of the serene rear garden, which is thoughtfully designed to ensure privacy from neighbouring properties. Additionally, the garden benefits from double glazing with all windows having the tilt and turn funcationality, solid roof, electric heating and features elegant French doors that open up to the rear garden.

Kitchen
11' 0" x 8' 9" (3.35m x 2.67m)
The kitchen is equipped with a variety of wall and base units, providing ample storage space. Additionally, there is a generous amount of workspace available. You will also find a convenient 1.5 bowl sink unit with a drainer, as well as the added comfort of gas central heating and double glazing. A large aspect Rangemaster gas cooker and American style fridge freezer are in place currently and can be purchased separately or subject to the correct inclusive offer.







Utility room
5' 9" x 4' 11" (1.76m x 1.51m)
The utility room is equipped with a variety of wall and base units, providing ample storage space. Additionally, there is a generous amount of workspace available. You will also find a convenient 1 bowl sink unit with a drainer, perfect for your washing needs. The room is already plumbed for an automatic washing machine and a condensing dryer, making laundry a breeze.

Wc
5' 6" x 3' 10" (1.68m x 1.16m)
The W.C. consists of a 2 piece suite, which includes a low level W.C. and a hand basin sat on a modern vanity unit. Additionally, it benefits from gas central heating and double glazing.

Stairs and landing
Giving access to the four bedrooms and house bathroom.

Master bedroom
12' 0" x 9' 7" (3.65m x 2.91m)
The bedroom boasts a lovely modern decor and is adorned with plush carpeting. It is equipped with the convenience of modern fitted wardrobes, as well as the comfort of gas central heating and double glazing.

Ensuite shower room
9' 5" x 4' 1" (2.88m x 1.24m)
The ensuite shower is tastefully adorned with elegant panelling, creating a visually pleasing atmosphere. It boasts a luxurious three-piece suite, consisting of a comfortable low level W.C., a stylish pedestal hand basin, and a spacious shower cubicle, perfect for unwinding after a long day. Furthermore, this delightful bathroom is equipped with the convenience of gas central heating, ensuring a cozy and warm experience, and the added benefit of double glazing, providing both insulation and tranquility.

GARDEN

The connecting side and rear garden give a lovely wrap around garden that benefits from sun the whole of the day. This space benefits from a block paved patio, composite decked patio with lighting around the conservatory and artificial lawn. fully enclosed and privacy is gained by the well presented topiary. The side of the property has full dusk till dawn lighting giving a warm and cosy space as well as adding to extra security. Underneath the sun room is very convenient storage space which benefits this garden space immensely. A large shed that current houses the owners bar area is well presented and has lighting with double doors opening onto the composite decked patio.This can be left subject to the right offer being received otherwise will be taken by the vendors.

FRONT GARDEN

The front garden has a very well manicured lawn, mature planting areas and feature topiary. The front of the property also benefits from dusk til dawn lighting giving a lovely warm and welcoming appeal to the property and adding security.

DOUBLE GARAGE

2 Parking Spaces

The double garage is accessed by electrically operated up and over doors and has both power and lighting.

DRIVEWAY

4 Parking Spaces

The block paved driveway has ample parking for a minimum of 4 cars and leads to the double garage.









Floor 0



Floor 1

RIGHTHOUS
SALES LETTINGS AUCTIONS

Approximate total area(1)

113.72 m²

1224.07 ft²

Balconies and terraces

44.21 m²

475.87 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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