



Flaxton Court, Laisterdyke

£299,950

* MODERN DETACHED * FOUR BEDROOMS * NO CHAIN * CORNER PLOT * CUL-DE-SAC *
* ELEVEN YEARS OLD * VERY WELL PRESENTED * FAMILY HOME * STUDY * EN-SUITE * STUNNING DINING KITCHEN *

This modern four bedroom detached family home offers the perfect blend of comfort, space and contemporary living.

Benefits from gas central heating, upvc double glazing and alarm system.

The spacious accommodation briefly comprises reception hall, cloakroom, lounge, modern fitted dining kitchen, utility room, study, four good sized bedrooms - master bedroom having en-suite shower room, together with a modern house bathroom with white suite.

To the outside there are landscaped gardens, driveway and garage.





Reception Hall

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

11'3" x 15'6" (3.43m x 4.72m)

With two radiators, upvc French doors to rear garden.

Dining Kitchen

22'7" x 9' (6.88m x 2.74m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge freezer, two radiators.

Study

7'5" x 6'8" (2.26m x 2.03m)

With radiator.

Utility

5'8" x 6'3" (1.73m x 1.91m)

With stainless steel sink unit, plumbing for auto washer, radiator.

First Floor Landing

Bedroom One

12'4" x 11'5" (3.76m x 3.48m)

With radiator. En-Suite Shower Room;

En Suite Shower Room

Three piece suite, radiator.

Bedroom Two

9'3" x 12' (2.82m x 3.66m)

With radiator.

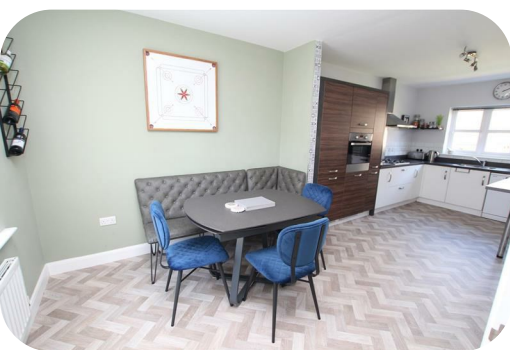
Bedroom Three

10'4" x 8'2" (3.15m x 2.49m)

Bedroom Four

8'1" x 10' (2.46m x 3.05m)

With radiator.





Bathroom

Modern three piece white suite, part tiled walls and radiator.

Loft

Board boarded. Accessed via a pull down ladder.

Exterior

To the outside there is a garden to the front, enclosed landscaped garden to the rear and a driveway.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar roundabout take the 4th exit onto the M606 slip road to Bradford/Euroway Est, merge onto M606, use any lane to turn right onto Chase Way/A6177, at Staithgate roundabout take the 1st exit onto Rooley Ln/A6177, at the roundabout take the 2nd exit and stay on Rooley Ln/A6177, at the roundabout take the 2nd exit onto Sticker Ln/A6177, turn right onto Cutler Heights Ln, continue onto Dick Ln, left onto Holland St, at the roundabout take the 2nd exit onto Spinners Gate, turn left onto Mill Race Ln, right onto Flaxton Ct and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

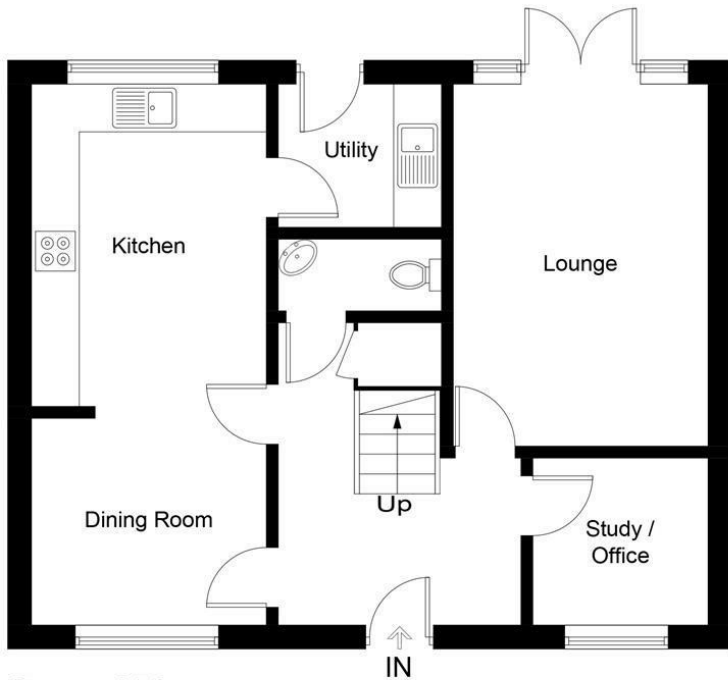
Council Tax Band

E / Bradford

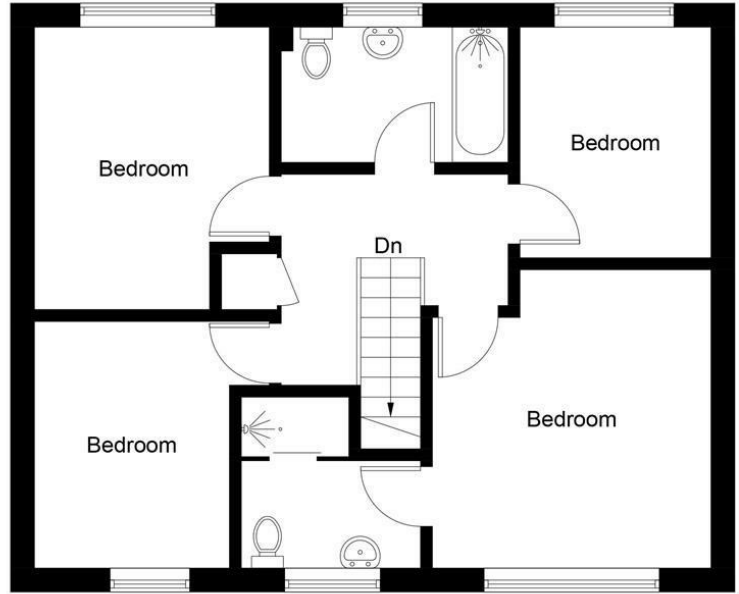


Flaxton Court, BD4

Approximate Gross Internal Area = 116.1 sq m / 1250 sq ft

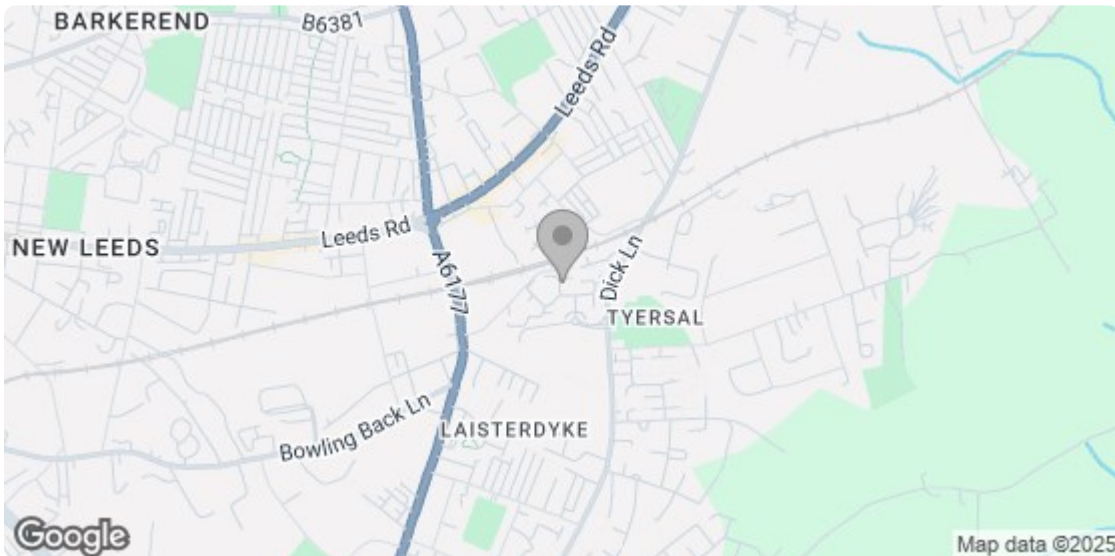


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1220422)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO₂) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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