Sugdens
Sales & Lettings

Yateholm Drive,

£399,950

* EXTENDED DETACHED * SIX BEDROOMS * OVER THREE FLOORS * SPACIOUS *
* THREE RECEPTION ROOMS * THREE BATH/SHOWER ROOMS * GARDEN * DRIVE *

Rarely available and occupying a sought-after position within Westwood Park, Clayton Heights, this impressive six-bedroom extended detached family home offers spacious and versatile accommodation arranged over three floors.

Beautifully presented throughout, the property provides the perfect blend of modern living and family comfort.

The accommodation briefly comprises entrance vestibule, spacious lounge, separate dining room, modern dining kitchen, playroom/home office and a ground floor cloakroom/WC. To the first floor are four bedrooms, including a master bedroom with en-suite shower room, together with a family bathroom. The second floor offers two further double bedrooms and an additional shower room, making it ideal for larger families, guests, or those working from home.

Externally, the property benefits from an enclosed rear garden, providing a private space for outdoor entertaining and family enjoyment. A driveway to the front offers ample off-street parking.

Ideally positioned within this popular residential development, close to local amenities, schools and transport links, this substantial family home is expected to generate strong interest. Early viewing is highly recommended to fully appreciate the size, versatility and quality of accommodation on offer.

Entrance Vestibule

Lounge
16'7" x 13'6" (5.05m x 4.11m)
Two central heating radiator and double glazed window.

Play Room
16'6" x 8'1" (5.03m x 2.46m)
Two radiator and double glazed window.

Dining Room
15'8" x 9'11" (4.78m x 3.02m)
With radiator, French doors and velux window.

Dining Kitchen
13' x 15'7" (3.96m x 4.75m)
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, range style cooker, extractor hood, plumbing for dishwasher, tiled floor, radiator, double glazed window.
Two Velux windows .

WC
With low suite wc, wash basin, plumbing for auto washer, double glazed window.

First Floor

Bedroom One
13'3" x 10'2" (4.04m x 3.10m)
With radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room
Comprising modern shower cubicle, low suite wc, vanity sink unit, towel radiator and double glazed window.

Bedroom Five
9'4" x 6'8" (2.84m x 2.03m)
With radiator and double glazed window.

Bedroom Six
8'6" x 11' (2.59m x 3.35m)
With sliding door wardrobes, radiator and double glazed window.

Bedroom Four
11'7" x 8'7" (3.53m x 2.62m)
With radiator and double glazed window.

Bathroom
Modern three piece suite comprising roll top bath, vanity sink unit, low suite wc, radiator and double glazed window.

Bedroom Two
17'0" x 10'2" (5.2m x 3.12m)
With radiator and double glazed window.

Bedroom Three
17'0" x 8'9" (5.2m x 2.67m)
With radiator ad double glazed window.

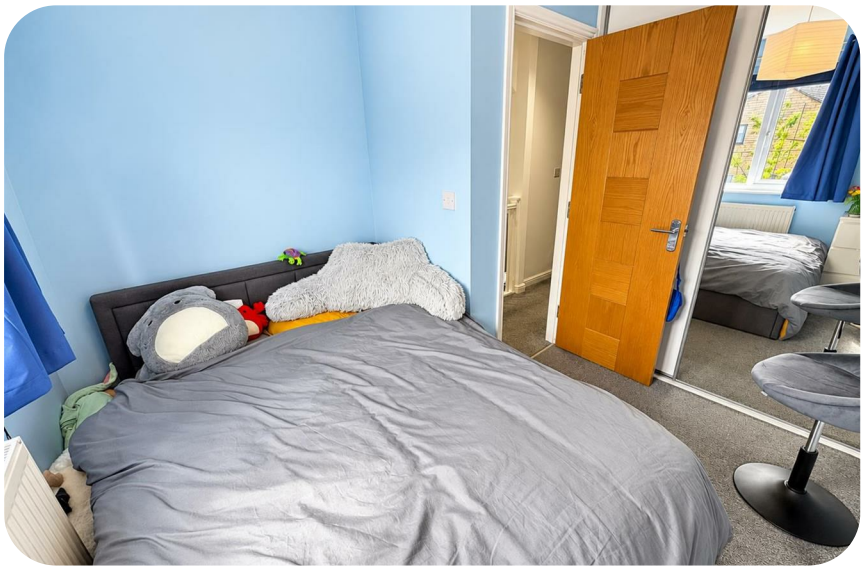
Shower Room
Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc, double glazed window.

Directions
From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 1.2 miiles, turn right onto The Birdwalk, right onto Sheila Henry Dr, left onto Jacana Way, continue onto Winscar Ave, at the roundabout turn right onto Yateholm Dr, at the roundabout take the 1st exit and stay on Yateholm Drive.

External
The property benefits from an enclosed rear garden, providing a private space for outdoor entertaining and family enjoyment. Lawned gardens to the front and a driveway offers ample off-street parking.
Electric car charger .

TENURE
FREEHOLD

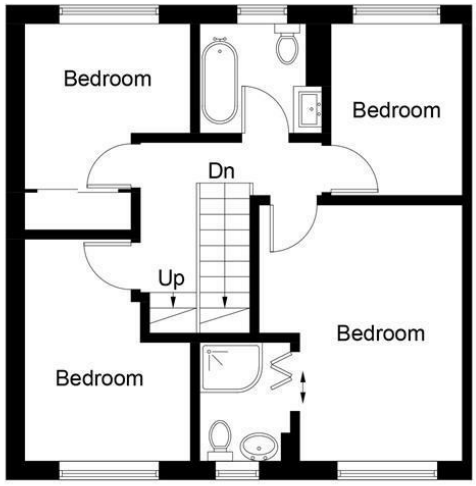
Council Tax Band
D / Bradford



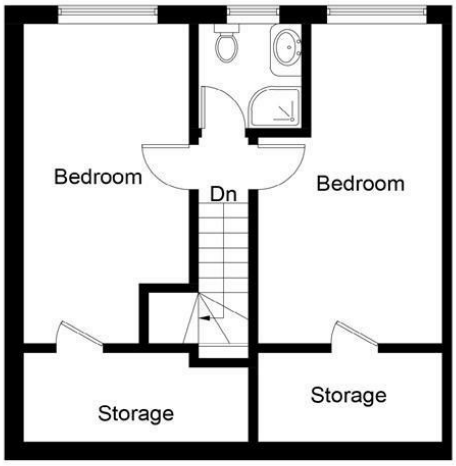
Yateholm Drive, BD6

Approximate Gross Internal Area = 165.6 sq m / 1782 sq ft

Ground Floor



First Floor



Second Floor

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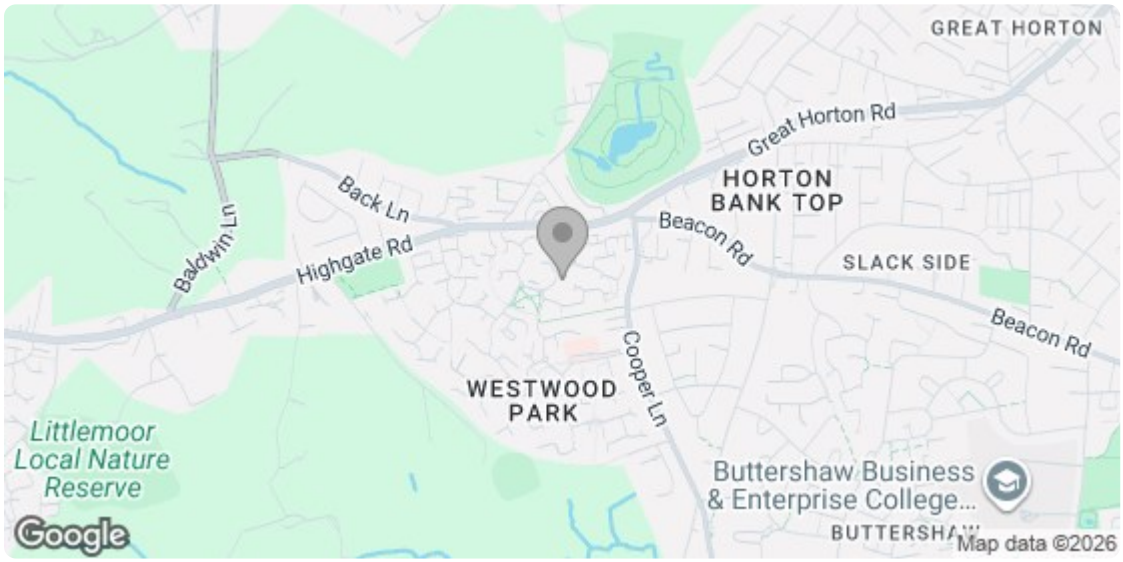

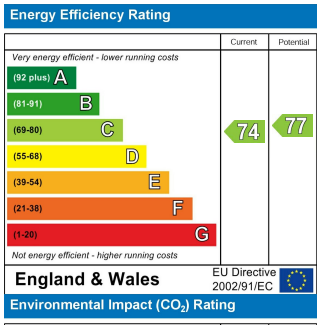

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