

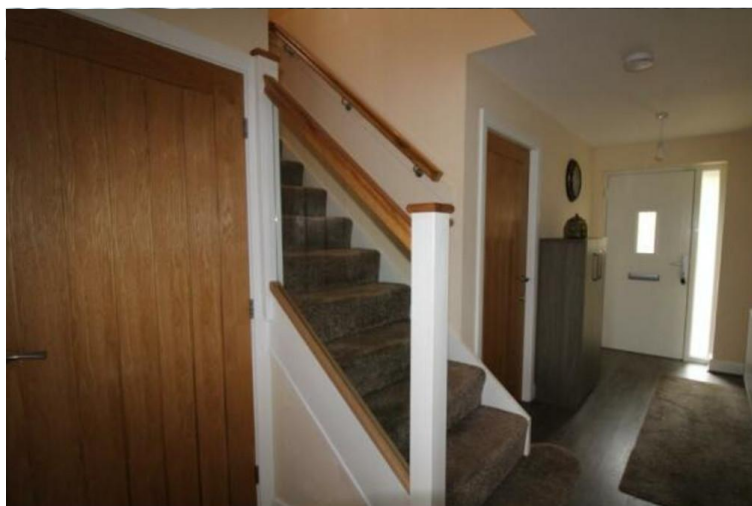


1 Pinnacle Court

- FOUR BEDROOM DETACHED
- WELL PRESENTED
- BUILT IN 2019
- TWO RECEPTION ROOMS

Offers In Region Of £329,999
EPC Rating '85'





Property Description

** SPACIOUS, MODERN FOUR BEDROOM DETACHED
** POPULAR SANDY LANE LOCATION ** WELL
PRESENTED THROUGHOUT ** GARDENS, GARAGE
AND PARKING FOR SEVERAL CARS ** Whitney's are
delighted to offer for sale this executive detached
property in BD15. A highly desirable location and in
superb condition throughout. Set on a small
development of just two properties, built in 2019 and
briefly comprising of; Entrance Hall, Lounge, Office,
WC, Dining-Kitchen, First Floor - Four Bedrooms,
Master Ensuite and a Family Bathroom. Garage,
Gardens and off-road parking.

ENTRANCE HALL

A spacious 'L' shaped entrance hall with glass
balustrade and stairs of to the first floor. Central
heating radiator.

LOUNGE

17' 10" x 12' 4" (5.44m x 3.76m) A spacious reception
room with windows to both the front and side
elevations. Central heating radiator.



STUDY

9' 3" x 7' 9" (2.82m x 2.36m) Fitted with a range of cabinets and a built in desk. Ideal for home-working or study. Window to the front elevation and a central heating radiator.

KITCHEN/DINER

25' 9" x 10' 10" (7.85m x 3.3m) Designated kitchen and dining space with French doors to the rear garden. Fitted kitchen with a very good range of base and wall cupboards, working surfaces and complimentary splash-back tiling. Integrated double oven, microwave, dishwasher, fridge-freezer, five ring gas hob, and an extractor canopy. Central heating boiler cupboard, central heating radiator and two windows to the rear elevation.



WC

Push-button WC, washbasin, central heating radiator and a window to the side elevation.

FIRST FLOOR

Spacious landing area with glass balustrade, airing cupboard and access to the loft space.

BEDROOM ONE

15' 3" x 12' 4" (4.65m x 3.76m) Fitted with wall-to-wall wardrobes, providing a great amount of storage. Window to the front elevation, central heating radiator and a door to the ensuite.



ENSUITE

A fully tiled shower room comprising of a push-button WC, pedestal washbasin and a walk-in shower enclosure with a thermostatic shower. Window to the side elevation.

BEDROOM TWO

13' 0" x 9' 0" (3.96m x 2.74m) Window to the front elevation, central heating radiator and fitted bedroom furniture.

BEDROOM THREE

12' 3" x 9' 3" (3.73m x 2.82m) Window to the rear elevation, central heating radiator and fitted bedroom furniture.



BEDROOM FOUR

10' 2" x 9' 9" (3.1m x 2.97m) Window to the front elevation, central heating radiator and fitted bedroom furniture.

BATHROOM

Family bathroom comprising of a panelled bath, pedestal washbasin, WC and a window to the rear elevation.

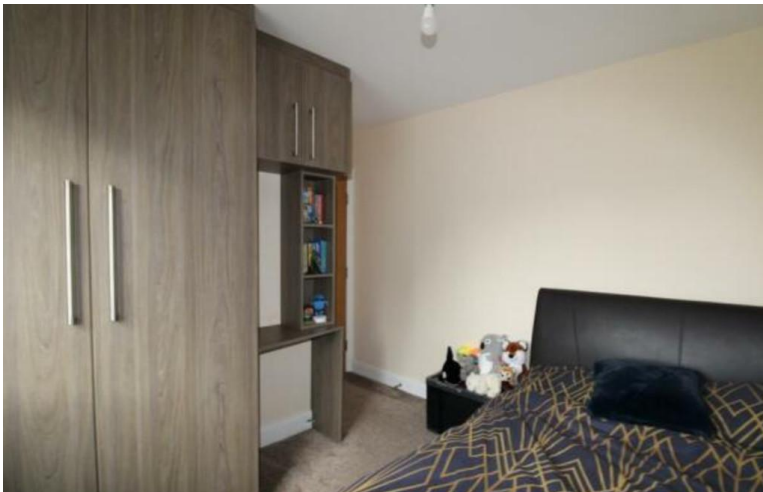


EXTERNAL

To the front of the property is an open-plan, block paved driveway for two cars along with a lawn and stone wall boundary. Across from the property is a detached single garage with up-and-over door and a side window. Around the garage is further lawned garden space and additional parking to the front. To the rear of the property is an enclosed patio garden with stone wall and a high fence boundary.

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.



Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

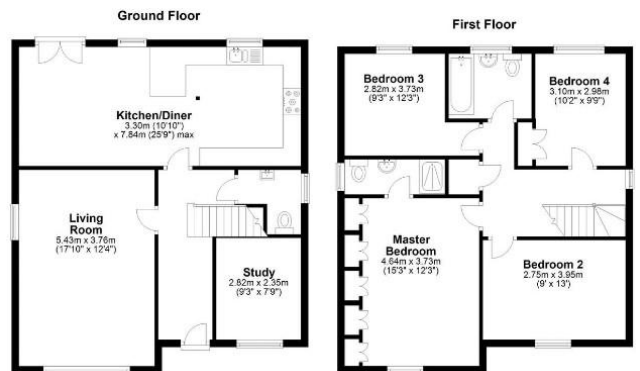


VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.

RENT-A-HOUSE: Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92+	A		92
81-91	B	85	
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	
www.epcau.com			

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.