



31 Longhouse Drive

- SEMI DETACHED
- EXTENDED PROPERTY
- FOUR BEDROOMS
- DINING KITCHEN

Asking Price Of £159,995
EPC Rating '64'





Property Description

**** OFFERED WITH NO CHAIN **** The property offers spacious and well proportioned accommodation. On the ground floor the Living Room is situated to the rear of the property and has patio doors leading out to the garden. The Dining Kitchen has ample storage and space for the family to sit and enjoy meals together. The Bathroom is a decent size and offers a three piece suite. Bedroom Four / Study is part of the extension. Upstairs there is the master bedroom and two further decent sized bedrooms. Externally there are enclosed gardens to the front and rear and separate garage.

GROUND FLOOR

ENTRANCE HALL

A front entrance door leads into the spacious hallway. Central heating radiator and a staircase rises to the first floor landing.

LIVING ROOM

11' 3" x 17' 4" (3.43m x 5.28m) Located to the rear of the property with patio doors leading out to the rear



garden. Multi-fuel burner with surround and a central heating radiator.

DINING KITCHEN

11' 6" x 11' 6" (3.51m x 3.51m) Offering a range of wall, base units, sink and drainer with tiling to splash backs. Also having a gas cooker point, plumbing for washing machine, space for dining table and chairs, central heating radiator, door to walk in storage housing the boiler and separate pantry. Window to the front elevation.

GROUND FLOOR BEDROOM / STUDY

6' 3" x 9' 8" (1.91m x 2.95m) A window to the front elevation and a central heating radiator.



GROUND FLOOR BATHROOM

Hand wash basin, Bath with overhead rainfall shower. Window to the rear of the property.

FIRST FLOOR

LANDING

Access to the loft.

BEDROOM ONE

9' 1" x 13' 4" (2.77m x 4.06m) Window to the rear elevation with lovely views. Central heating radiator and door leads to the ensuite which has a WC and wash hand basin.



BEDROOM TWO

8' 6" x 12' 7" (2.59m x 3.84m) Window to the front and side elevations, two central heating radiators and a door to storage.

BEDROOM THREE

6' 8" x 8' 6" (2.03m x 2.59m) Window to the front elevation and a central heating radiator.

EXTERIOR

FRONT & REAR GARDENS

Enclosed front garden and to the rear, also enclosed with a hard stand for easy maintenance. Ideal for sitting out.





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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		