



## 11 Millbeck Close

- FOUR BEDROOM DETACHED
- TWO RECEPTION ROOMS
- CONSERVATORY
- GAS CH & UPVC DG

**Offers Over £285,000**  
EPC Rating '63'





## Property Description

**\*\* SPACIOUS FOUR BEDROOM DETACHED \*\*  
IMMACULATELY PRESENTED \*\* LARGE PLOT WITH  
OPEN VIEWS TO THE REAR \*\*** This modern detached property sits in a cul-de-sac position with a large garden to the side and rear. Potential to extend subject to securing the required planning consent, and enjoying a single garage and off-road parking to the front. Well presented and cared for by the current owners and a superb garden with patio areas, lawns and affording an open outlook. A desirable property, ideally suited to family buyers and within walking distance of Beckfoot Thornton School. Briefly comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Rear Hall, WC and to the first floor - four Bedrooms, Ensuite and a family Bathroom. Garage, Gardens & Off-road parking. Early viewing is advised.

### ENTRANCE HALL

10' 5" x 5' 8" (3.18m x 1.73m) Stairs lead off to the first floor and there are doors to the lounge and kitchen. Central heating radiator.



#### LOUNGE

15' 0" x 11' 9" (4.57m x 3.58m) Bay window to the front elevation, Adam style fireplace with marble inlay and an inset living flame gas fire. Two wall lights, central heating radiator and double doors to:

#### DINING ROOM

11' 9" x 11' 1" (3.58m x 3.38m) Sliding patio doors leading to the conservatory, a door to the rear hall and two central heating radiators.

#### CONSERVATORY

11' 5" x 10' 3" (3.48m x 3.12m) A UPVC conservatory with a pleasant aspect to the rear and French doors leading to the garden.



#### KITCHEN

11' 4" x 11' 2" (3.45m x 3.4m) A modern shaker style fitted kitchen in pale grey, with laminated working surfaces and splash-back wall tiling. Integrated appliances include a Bosch four ring gas hob, extractor, Rangemaster double oven and grill, and a slimline dishwasher. Grey composite one and a half bowl sink and drainer, plumbing for a washing machine and a central heating radiator.

#### REAR HALL

Door to the garden and doors off to the WC, Kitchen & Dining Room.

#### WC

A modern cloakroom with a WC and a rectangular washbasin with mixer tap and storage below. Extractor and central heating radiator.



#### FIRST FLOOR

A 'U' shape landing with doors off to all bedrooms & bathroom, along with access to the loft space.

#### BEDROOM ONE

11' 9" x 10' 9" (3.58m x 3.28m) Wall-to-wall fitted wardrobes, bay window to the front elevation and a door to an ensuite shower room. Central heating radiator.

#### ENSUITE

6' 8" x 5' 6" (2.03m x 1.68m) Corner shower cubicle with sliding doors and a thermostatic shower, WC and a washbasin set in a vanity unit with storage below. Chrome heated towel rail, modern clad ceiling with spotlights and a window to the front elevation.



#### BEDROOM TWO

12' 9" x 11' 3" (3.89m x 3.43m) Fitted storage cupboard, window to the front elevation and a central heating radiator.

#### BEDROOM THREE

10' 8" x 8' 8" (3.25m x 2.64m) Window to the rear elevation affording long range views and a central



heating radiator.

#### BEDROOM FOUR

8' 8" x 7' 9" (2.64m x 2.36m) Currently used as a home office. Window to the rear, again enjoying the open views and a central heating radiator.

#### BATHROOM

'P' shape bath with a curved glass shower screen and an electric shower over, pedestal washbasin and WC. Fully tiled walls, shaver point, chrome heated towel rail, modern clad ceiling with spotlights and a window to the rear elevation.

#### EXTERIOR

To the front of the property is off-road parking and an open plan lawned garden with low maintenance flower beds. To the rear, is a large enclosed garden that has been very well maintained and comprises of a paved patio seating area, garden shed, well planted flowerbeds, mature shrubs & trees and a gravel pathway. The garden wraps around the side of the property to another good-sized lawned area with flowerbed borders and a good degree of privacy. There are delightful open views to the rear across woodland and beyond. There is ample space to the side and rear for a sizeable extension, subject to the new owners obtaining the required planning permissions.



#### GARAGE

Single garage with 'up and over' door, power and light.

#### DIRECTIONS:

#### 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



11 Millbeck Close, Bradford, BD8 6EZ. NOT TO SCALE. For layout guidance only.

11 Green End  
Clayton  
Bradford  
West Yorkshire  
BD14 6BA

www.whitneys.co.uk  
sales@whitneys.uk.com  
01274880019

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.