



23a Rawson Street, Wyke

Bradford

£280,000

Magnificent 4-bed detached house oozing luxury & style. Impressive entrance, spacious layout, 2 reception rooms & 4 generous bedrooms. Potential for expansion. Modern interiors incl. en-suite & fitted wardrobes in master bedroom. Driveway, integral garage, spacious rear garden & decked patio. Blocked paved patio with hot tub. A sanctuary for relaxation. Epitome of high-end living. Experience the splendour with our virtual tour.

Council Tax band: D

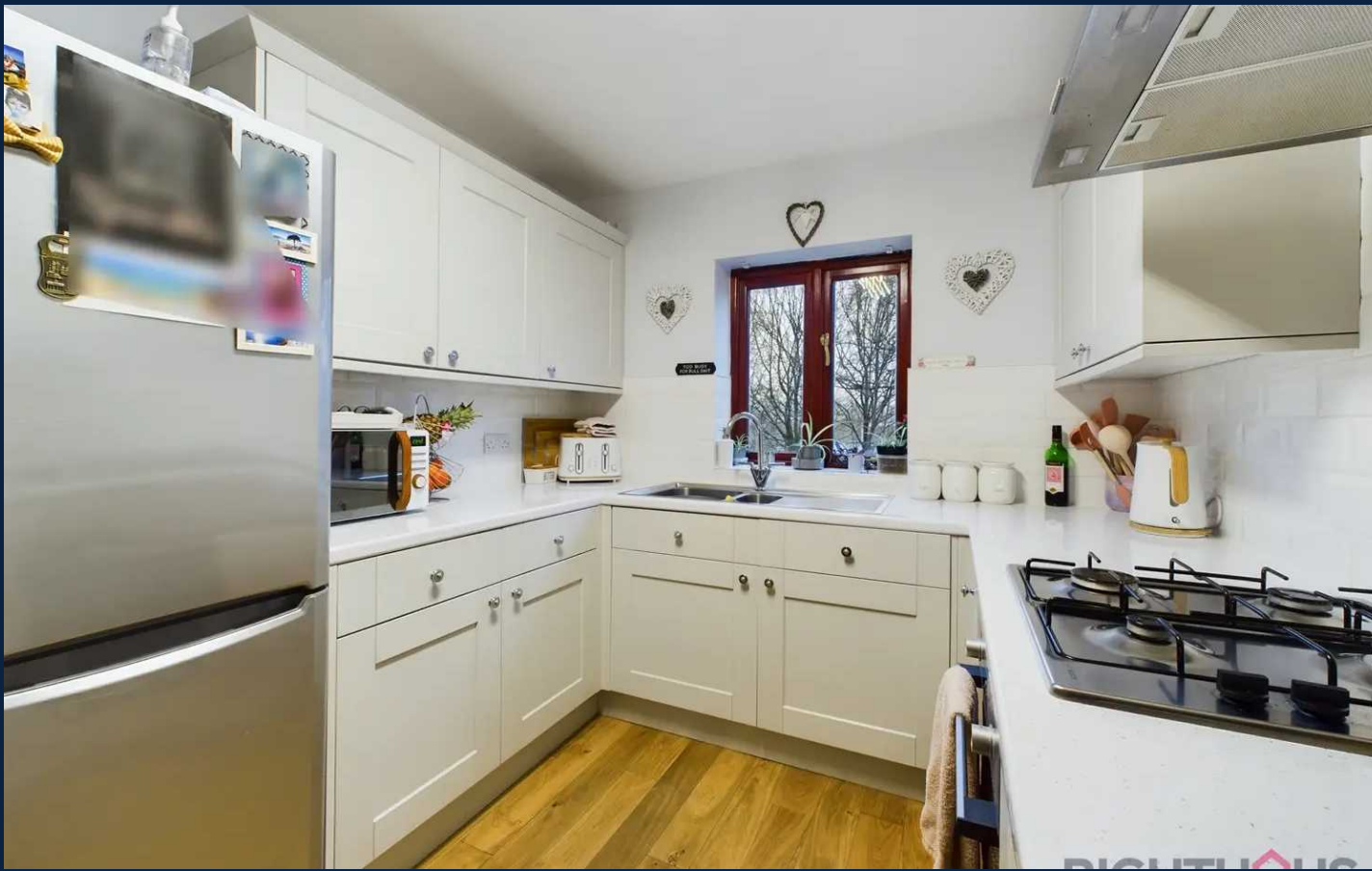
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- *** VIRTUAL TOUR ***
- DETACHED HOME
- TWO RECEPTION ROOMS
- POTENTIAL TO EXTEND STPC
- NO ONWARD CHAIN
- MODERN THROUGHOUT
- LARGER DRIVEWAY & INTEGRAL GARAGE
- MASTER BEDROOM WITH DITTED WARDROBES & EN-SUITE
- LARGE REAR GARDEN AND RAISED DECKED PATIO





Hallway

Giving access to the lounge, kitchen, WC and first floor landing.

Lounge

15' 6" x 11' 0" (4.73m x 3.36m)

The lounge benefits from gas central heating, ensuring a cozy and comfortable atmosphere during colder months. The gas fire adds an extra touch of warmth and ambiance to the room and double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment.

Dining room

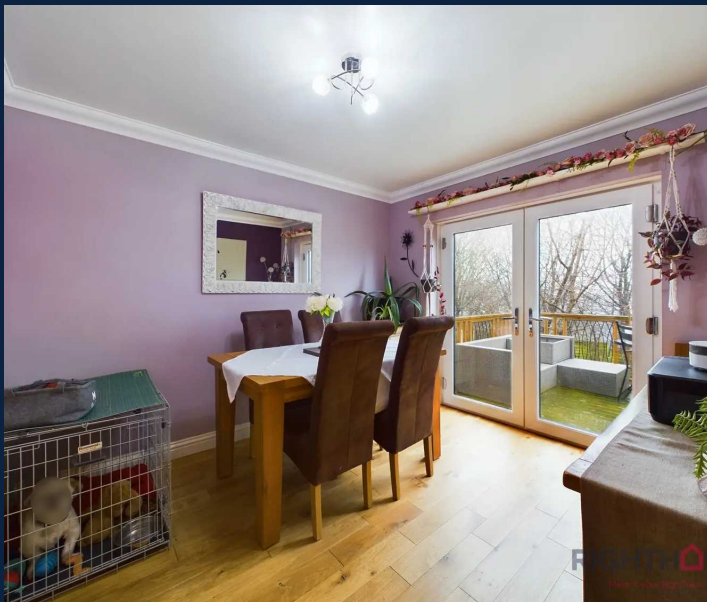
10' 4" x 9' 5" (3.16m x 2.87m)

The Dining room is adorned with elegant French doors that open up to provide access to the beautiful decked patio. Additionally, this room is equipped with the convenience of gas central heating and the added comfort of double glazing.

Kitchen

10' 3" x 8' 0" (3.13m x 2.44m)

The kitchen is equipped with a variety of wall and base units, providing ample storage space. Additionally, there is a generous amount of workspace available. You will also find a convenient 1 bowl sink unit with a drainer, an gas hob, an electric oven, integral dishwasher as well as the added comfort of gas central heating and double glazing.



Wc

5' 11" x 3' 3" (1.81m x 1.00m)

The part tiled W.C. consists of a 2 piece suite, which includes a low level W.C. and a hand basin set on a vanity unit. Additionally, it benefits from gas central heating and double glazing.



Stairs and landing

Giving access to the four first floor bedrooms and house bathroom.

Master Bedroom

14' 6" x 11' 1" (4.42m x 3.37m)

The bedroom boasts a lovely modern decor and is adorned with plush carpeting. It is equipped with the convenience of modern fitted wardrobes, as well as the comfort of gas central heating and double glazing.

Ensuite Shower room

5' 8" x 4' 0" (1.72m x 1.23m)

The ensuite shower room is tastefully adorned with modern decors and tiled floor, creating a visually pleasing atmosphere. It boasts a luxurious three-piece suite, consisting of a comfortable low level W.C., a stylish hand basin sat on a modern vanity unit, and a shower cubicle finished with cladding for ease of cleaning, perfect for unwinding after a long day. Furthermore, this delightful ensuite shower room is equipped with the convenience of gas central heating, ensuring a cozy and warm experience, and the added benefit of double glazing, providing both insulation and tranquility.

Bedroom 2

13' 0" x 9' 2" (3.96m x 2.80m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

Bedroom 3

12' 9" x 8' 9" (3.88m x 2.67m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.



Bedroom 4

8' 4" x 6' 10" (2.55m x 2.09m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

Family bathroom

8' 1" x 5' 6" (2.47m x 1.68m)

The family bathroom is fully tiled and features a 3-piece suite, which includes a panelled bath, a low level W.C., a hand basin sat on a spacious vanity unit with storage, and a shower over the 'P' shaped bath bath. Additionally, this bathroom offers the convenience of gas central heating and double glazing.

Garden

To the side of the property is a blocked paved patio with purpose, made pergola but currently houses the owners hot tub. To the other side of the property is steps leading to the rear garden.

To the rear of the property is a large lawn garden, planting areas and a raised decked patio. The garden is fully enclosed, and with the sheer size offers fantastic opportunity for further development or extension of the property, subject to the relevant planning content been obtained.

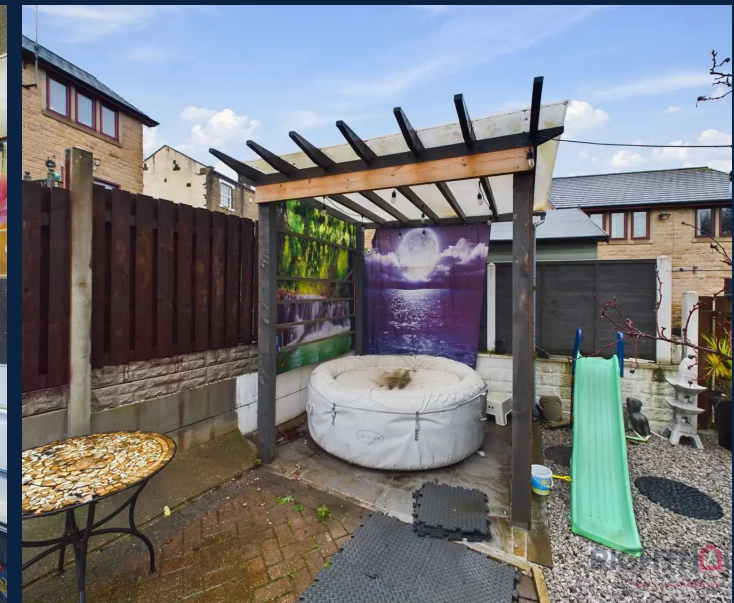
Driveway

6 Parking Spaces

To the front of the property is a large blocked paved driveway with room to park ample cars that is accessed via wrought iron gates and also offers access to the integral garage.

Garage

This integral garage offers a fantastic storage space so either the personal items or your car. Access is via an open over door from the larger driveway and also has access directly into the kitchen. Further, benefiting from power and lighting.





RIGHT TO BUY
A REALITY CHECK



Floor 0



Floor 1

Approximate total area⁽¹⁾

1219.96 ft²
113.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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