



49 Chellow Lane, Bradford, West Yorkshire, BD9 6AX

An exceptionally presented seven bedroom executive detached home offering a host of modern fixtures in good sized rooms, situated within a popular and convenient residential location with views and easy access to the BRI and business centres of West Yorkshire.

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Bradford 3 miles, Leeds 16 miles, Skipton 17 miles (all distances approximate)

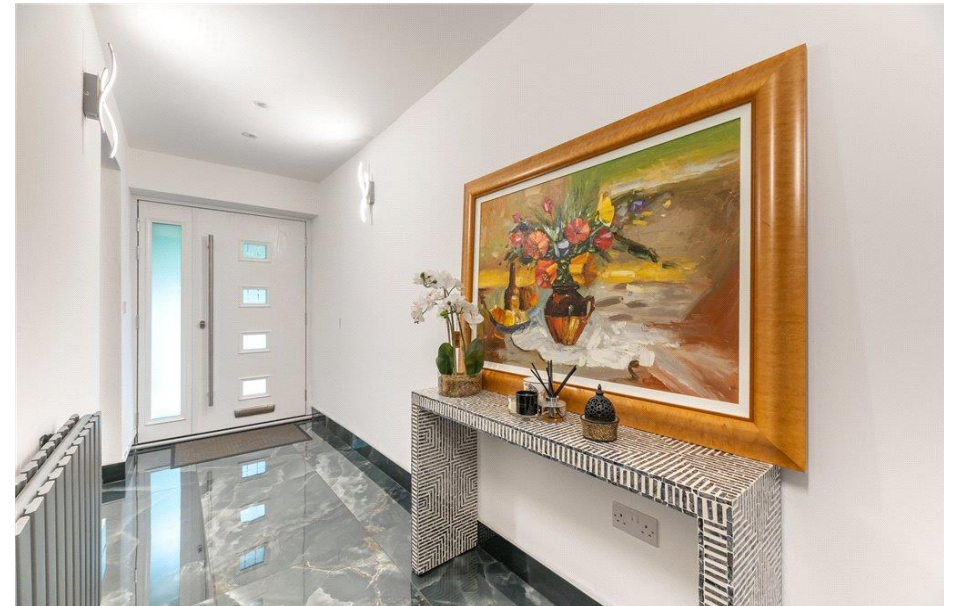
Guide Price: £950,000

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General Remarks

A unique opportunity to purchase a modernised, stylish detached home occupying a generous plot, with ample off street parking and garaging ideally positioned within a discreet yet convenient location close to local amenities and transport connections. The property will almost certainly appeal to the more discerning purchaser seeking a substantial seven/eight bedroom detached home which boasts versatile and flexible family living accommodation. The property is well presented throughout with multiple rooms enjoying dual aspect windows and includes extensive three zoned commercial gas central heating, CCTV system and UPVC double glazing. The versatile home can only be truly appreciated upon a comprehensive internal inspection.

Briefly comprising to the ground floor; impressive tiled entrance hall, large dining room with open airy windows and access to the modern fitted kitchen, lounge with bifold doors opening to wooden balcony with pristine woodland views, double bedroom with ensuite shower room, and access to the integral double garage with electric door to the front of the home. The first floor has four exceptionally sized double bedrooms, one with ensuite shower room and one currently used as a further sitting room, and the opulent family bathroom. The lower ground floor has three further double bedrooms, a store room that open to a modern shower room and a family room of fantastic size with double doors onto the large private gardens.



Externally the property offer generous well maintained gardens sitting privately on the left hand side of Chellow Lane. To the front accessed via a gate is a driveway for multiple vehicles leading to the integral double garage. The gardens fall attractively away to the side and rear down to a quiet babbling stream that the property has fenced access too. The garden is mainly lawned with mature trees, shrubs and beds and has large wood patio and storage sheds to side and rear.

The property is situated in a highly regarded residential neighbourhood of BD9, close to the ever popular Chellow Dene. The locality enjoys a range of shops, amenities, bars, restaurants and well respected primary and secondary schools. The area is close to both Bradford city centre and the Bradford Royal Infirmary. The location also offers superb road and rail networks to many West and North Yorkshire business centres which include Bradford, Ilkley, Skipton and Leeds.













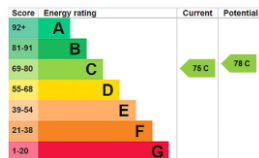


Floorplans





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Contact us

01274 581794

saltaire@dacres.co.uk

Directions

From Bradford Royal Infirmary proceed along Duckworth Lane towards Chellow Dene and continue into Pearson Lane. Proceed down Pearson Lane and turn right into Chellow Lane. Continue along Chellow Lane and the property will be on the left hand side.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently G

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Gated driveway and integral garage.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-flood-risks)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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