



Four Seasons, 6 Sunnydale Park, East Morton, BD20 5UF

An outstanding four/five-bedroom executive style stone built detached residence offering beautifully presented family living accommodation occupying a private position enjoying an excellent aspect backing onto woodland, beck and aqueduct with superb gardens delightfully situated within a first-class residential location.

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Four Seasons, 6 Sunnydale Park, BD20 5UF

Bradford 8 miles, Skipton 14 miles, Leeds 15 miles (all distances approximate)

Guide Price: £725,000

Accommodation

- Outstanding Detached home
- Four/Five bedrooms
- Individually designed
- Beautifully presented
- Idyllic backdrop with woodland, beck-side location
- High-quality fixtures and fittings
- Summer house or home office
- Versatile and flexible family living accommodation
- Superb gardens, driveway and garage
- Prestigious residential location

General Remarks

A beautifully presented and executive style four/five-bedroom split level detached residence offering spacious family living accommodation planned over two floors. The property includes gas heating, UPVC sealed unit double glazing and fitted alarm system together with quality dining kitchen, bathroom and ensuite facilities. The property also enjoys additional detached cabin offering a variety of uses for either home office, summer house or gym. The house occupies a superior plot on a private road of six high-quality houses with gardens extending to approximately 0.27 acres backing onto the aqueduct, natural beck and woodland which forms a superb natural habitat for birds and wildlife whilst forming a most attractive backdrop to the property.

The accommodation comprises reception hall, steps to the first floor, cloaks, spacious lounge with wood burning stove and doors leading to balcony, dining kitchen with a range of quality base and wall units and integrated appliances, study or bedroom five. Ground floor master bedroom with superb en suite, three further bedrooms, house bathroom and utility room. Outside the property is complimented by a superb plot with large driveway, EV Charging point, garage with electric shutter doors, extensive lawned gardens, flower beds trees, shrubs, paved patio areas all enjoying a beautiful aspect.



East Morton is regarded as a most prestigious address with many high calibre and well-established properties within a beautiful village location. The locality is surrounded by scenic countryside and a well-respected Primary School and the amenities in Crossflatts and Bingley are nearby. The area is well served by door road access and rail links from Bingley and the location is considered within commuting distance of Bradford, Leeds and many other West and North Yorkshire business centres.

The property also had planning permission to form a single storey extension with veranda to rear and side elevation. Application No: 23/01786/HOU
The vendor currently rents an area of extra land to bottom of the woodland area for £270 per annum.







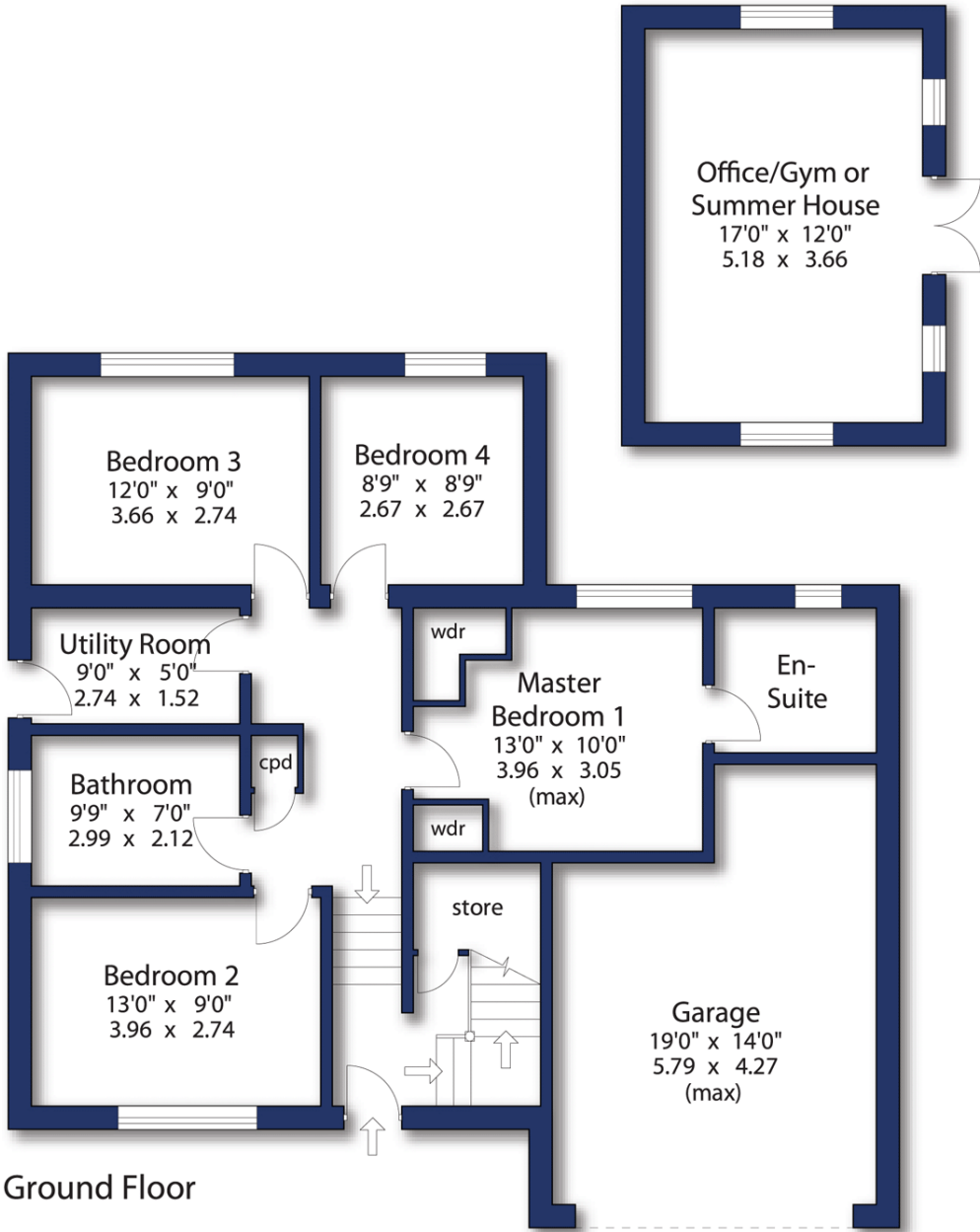






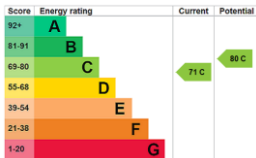


Floorplans





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Directions

Approaching East Morton from the direction of Crossflatts at the mini roundabout turn right into Main Street and continue through East Morton village turning left into Green End Road. Continue along Green End Road where the road eventually forks. Take the right hand fork turning right into Sunnysdale Park. Continue along Sunnysdale Park bearing right where the property will be found at the bottom of the small cul-de-sac.

What3Words bats.targeted.interview

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, Main services, parking and 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://gov.uk/check-for-flooding-in-england)

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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