









Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.





£330,000 Freehold

Three/Four Bedroom Detached









Santa Monica Road BD10

Key features:

- Three/Four Bedroom Detached
- Gas Central Heating
- Detached Garage
- Large Driveway
- Popular Residential

Location

- NO CHAIN
- Perfect Family Home
- Two Bathrooms



Why you'll like it

Presenting a fine detached house for sale, seated in a highly soughtafter urban location, with easy access to local amenities and nearby schools. This property is an excellent choice for families seeking a comfortable and convenient lifestyle.

This house is in good condition, ready to welcome its new owners without any immediate need for refurbishments or updates. It offers a generous living space with one well-appointed reception room - an ideal space for relaxation and entertainment. The reception room flows seamlessly into a fully-functional kitchen that can handle any culinary challenge.

The property boasts four well-sized bedrooms, providing ample space for everyone in the family. These bedrooms offer a haven of tranquillity and comfort, with the flexibility to use one as an additional reception room if desired, perfect for a home office or playroom. Two well-maintained bathrooms cater to the family's needs, ensuring no morning queues before school or work. One of the unique features of this property is the CCTV system, enhancing the security of your home.









Outside, the property doesn't disappoint either. There is a large drive, providing plenty of parking space for multiple vehicles. The single garage is another practical addition, offering additional storage or parking space.

In summary, this property is a combination of comfort, convenience and security. It is a family-friendly home in a great location with a lot to offer. Its good condition and unique features add to its appeal, promising a great living experience. This detached house is a true gem, waiting for the right family to make it their own.

HALL

LOUNGE/DINER 18' 8" x 9' 10" $(5.7m \times 3m)$

KITCHEN 8' 6" x 9' 10" (2.6m x 3m)

BEDROOM FOUR/RECEPTION ROOM 7' 2" x 12' 5" (2.2m x 3.8m)

BEDROOM THREE 12' 5" x 6' 10" $(3.8m \times 2.1m)$

BATHROOM 5' 2" x 7' 10" (1.6m x

BEDROOM ONE 18' 0" x 13' 1" $(5.5m \times 4m)$

BEDROOM TWO 17' 4" x 9' 10" $(5.3m \times 3m)$

BATHROOM









