



27 Highlands Grove, Bradford, BD7 4BG

£175,000

- TWO BEDROOM SEMI DETACHED
- CUL-DE-SAC LOCATION
- CONSERVATORY TO THE REAR
- SIZEABLE REAR GARDEN
- ALARM SYSTEM
- GAS CENTRAL HEATING
- UPVC WINDOWS
- LARGE DETACHED GARAGE & CAR PORT
- POPULAR AREA
- OFF-ROAD PARKING

27 Highlands Grove, Bradford BD7 4BG

**** TWO BEDROOM SEMI DETACHED ** WELL PRESENTED ** CONSERVATORY TO THE REAR ** DRIVEWAY ** GARAGE ** GARDENS ** NO CHAIN **** Bronte Estates are please to list for sale this well maintained two bedroom semi detached, just off the popular Hollingwood Lane in BD7. The property benefits from UPVC double glazing, gas central heating, the addition of a front porch and a rear conservatory. Set on a good-sized plot with off-road parking and offering 'ready to move in' accommodation. Briefly comprising of: Entrance Porch, Lounge, Dining-Kitchen, Conservatory, two double Bedrooms and a Bathroom. Be quick with this one!



Council Tax Band: B



Porch

5'6 x 4'6

A stone built porch with a composite entrance door, two windows, central heating radiator and a UPVC door leading to the lounge.

Lounge

15'1 x 12'4

Period style fireplace with decorative tiles, black granite hearth and a living flame gas fire. Window to the front elevation, central heating radiator, stairs off to the first floor and a door to:

Dining Kitchen

15'1 x 9'4

Fitted kitchen with designated space for dining and a door out to the conservatory. Tiled flooring, double gas range oven, composite sink and drainer, plumbing for a washing machine and a window to the rear elevation.

Conservatory

12'8 x 7'6

A white UPVC conservatory with a solid roof, central heating radiator and double doors leading out to the rear garden.

First Floor

Landing area with a window to the side elevation, loft access and doors to the bedrooms and bathroom.

Bedroom One

15'1 x 11'0

A good sized bedroom that may offer potential to be split, to create a third 'box' bedroom. Two windows to the front elevation, boiler cupboard housing an Ideal combi boiler and a central heating radiator.

Bedroom Two

10'7 x 9'4

A double bedroom with distant views to the rear across Bradford and a central heating radiator.

Bathroom

Corner shower cubicle with a mains powered shower and glass sliding doors, pedestal washbasin and a low flush WC. Heated towel rail, aqua board walls and ceiling plus a window to the side elevation.

External

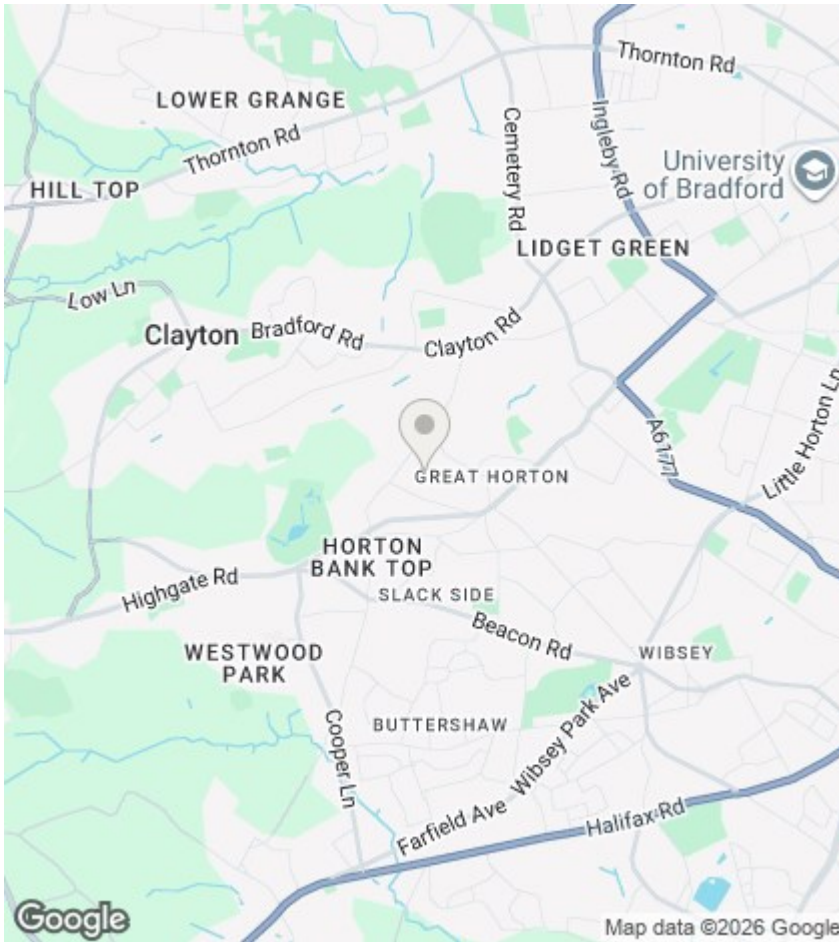
To the front of the property is paved patio area and an open plan driveway providing off-road parking that leads down the side of the house. To the rear is a low maintenance, split-level garden with paved areas, artificial grass and fenced boundaries.

Please Note

Energy Certificate and Floor plan to follow.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	