bronte estates









46 Middlebrook Crescent, Bradford, BD8 0EN

£230,000

- THREE BEDROOM SEMI DETACHED
- OPEN VIEWS TO THE REAR
- MULTI-FUEL STOVE
- UPVC DOUBLE GLAZING
- 'READY TO MOVE IN'
- POPULAR LOCATION
- GATED DRIVEWAY
- GAS CENTRAL HEATING
- RECENT ELECTRICAL UPDATE
- ARRANGE YOUR VIEWING NOW!

11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
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www.bronteestates.co.uk

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** THREE BEDROOM SEMI-DETACHED ** OPEN OUTLOOK TO THE REAR ** DRIVE FOR 3 CARS ** DETACHED GARAGE ** WELL PRESENTED THROUGHOUT ** Bronte Estates are pleased to list for sale this well proportioned semi detached property in the popular Middlebrook area in Bradford 8. The property had been well maintained by the current owners and has been a much loved family home. Briefly comprising of an entrance hallway, fitted kitchen, a through lounge with dining area, three bedrooms and a modern family bathroom. Externally the property has gardens to the front and rear, garage and driveway. Early viewing is advised.

3 1 1

Council Tax Band: C







Entrance Hall
UPVC front door and side window, stairs to the first floor, central heating radiator and doors off to the lounge and kitchen.

Lounge-Diner
22'0" x 11'3"
A spacious reception room with separate lounge and dining areas. Window to the front elevation, French doors to the rear, laminate flooring and two central heating radiators. The focal point of the room is a modern marble fireplace housing a cast iron multi-fuel stove.

Kitchen
11'1" x 8'5"
A modern fitted kitchen with laminated work surfaces and complimentary splash-back tiling. White enamel sink & drainer, electric cooker point, plumbing for a washing machine and laminate flooring. There is a useful storage cupboard for coats & shoes, open views to the rear and a side entrance door.

First Floor
Landing area with a window to the side elevation, laminate flooring and access to a part-boarded loft with drop-down ladders.

Bedroom One
11'2" x 10'10"
Window to the front elevation, central heating radiator and fitted wardrobes with sliding doors and space for a TV.

Bedroom Two
11'0" x 8'9"
Window to the rear elevation with pleasant views and a central heating radiator.

Bedroom Three
8'6" x 7'4"
A good sized third bedroom (not a box room!) with a window to the rear and a central heating radiator.

Bathroom
A fully tiled, modern four-piece bathroom suite consisting of a panelled bath with shower tap attachment, wall mounted washbasin, low flush WC and a separate corner shower cubicle with an electric shower. Tiled floor, chrome heated towel rail and a window to the front elevation.

External
To the front of the property is a lawned area with flowerbed borders and access to the driveway that runs down the side of the house. To the rear is a detached single garage with power, lighting and an 'up and over' door. The rear garden is mainly laid to lawn and has a paved patio area, greenhouse, flowerbeds, a new garden fence and access to a stream at the bottom of the garden. External lighting to the front, side and rear along with an outside tap.

Further Information
The owner advises that the gable end of the house was recently re-pointed. It has also had an electrical upgrade recently with a new consumer unit, sockets and switches, plus some new carpets.

Energy certificate and floor plan to follow.


LET THE
DRINKING
BE GIN













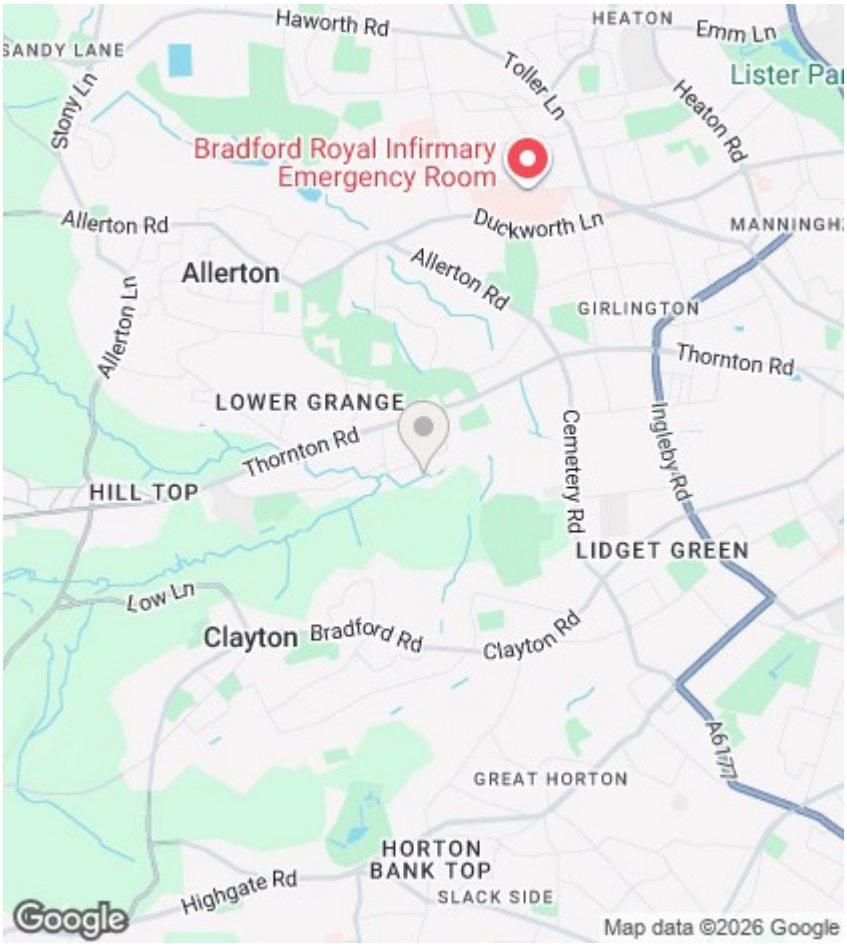










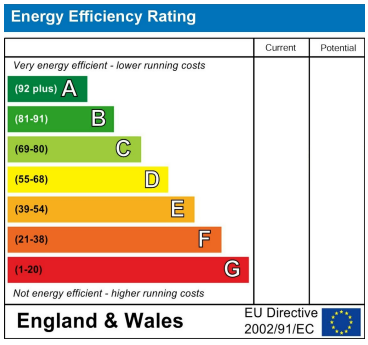


Directions

Viewings

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

EPC Rating:



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