



**62 Mandale Road, Bradford, BD6 3JT**

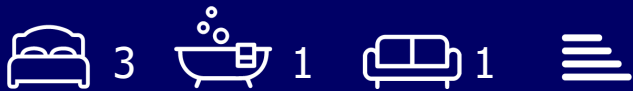
**£165,000**

- THREE BEDROOM SEMI DETACHED
- MODERN KITCHEN & BATHROOM
- DRIVEWAY FOR TWO CARS
- UPVC DOUBLE GLAZING
- SUPER REAR GARDEN
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- GAS CENTRAL HEATING
- READY TO MOVE IN
- POPULAR LOCATION



# 62 Mandale Road, Bradford BD6 3JT

**\*\* THREE BEDROOM SEMI DETACHED \*\* WELL PRESENTED THROUGHOUT \*\* MODERN NEUTRAL DECOR \*\* MODERN KITCHEN & BATHROOM \*\* SET ON A GOOD-SIZED PLOT \*\***  
Bronte Estates are delighted to offer for sale this three bedroom semi, just off Beacon Road in BD6. With off-road parking to the front and a good-sized, enclosed rear garden, we're sure this one will be popular with family buyers! To the ground floor is a hallway, living room and dining kitchen. To the first floor are three bedrooms and a bathroom. Driveway and gardens to the front and rear. Arrange your viewing now!



Council Tax Band: A



### **Entrance Hall**

Stairs lead off to the first floor, central heating radiator and a door to the lounge.

### **Lounge**

12'8 x 12'7

Solid limestone fireplace with an inset living flame gas fire, window to the front elevation and a central heating radiator.

### **Dining Kitchen**

15'4 x 7'7

Fitted with a range of base and wall units, laminated working surfaces and matching up-stands. Integrated electric oven, gas hob, extractor and a black composite sink and drainer with mixer tap. There are windows to the side and rear elevations, an external door to the rear garden, plumbing for a washing machine and a lovely herringbone LVT floor. Boiler cupboard and space for a dining table & chairs.

### **First Floor**

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

### **Bedroom One**

10'9 x 8'0

Fitted double wardrobe, central heating radiator and a window to the front elevation.

### **Bedroom Two**

9'9 x 9'1

Window to the rear elevation and a central heating radiator.

### **Bedroom Three**

7'7 x 6'2

Window to the front elevation and a central heating radiator.

### **Bathroom**

A white three piece bathroom suite comprising of a panelled bath with shower tap attachment, pedestal washbasin and a low flush WC. Black heated towel rail and a window to the rear elevation.

### **External**

To the front of the property is an open plan driveway with parking for two cars and a lawned

area. A tall fence and gate at the side leads to the rear. The rear garden is low maintenance and consists of a large paved patio area, block-paved pathway, a raised area with gravel, mature tree and an enclosed fenced boundary, plus an outside tap!

**EPC & Floorplan to follow**

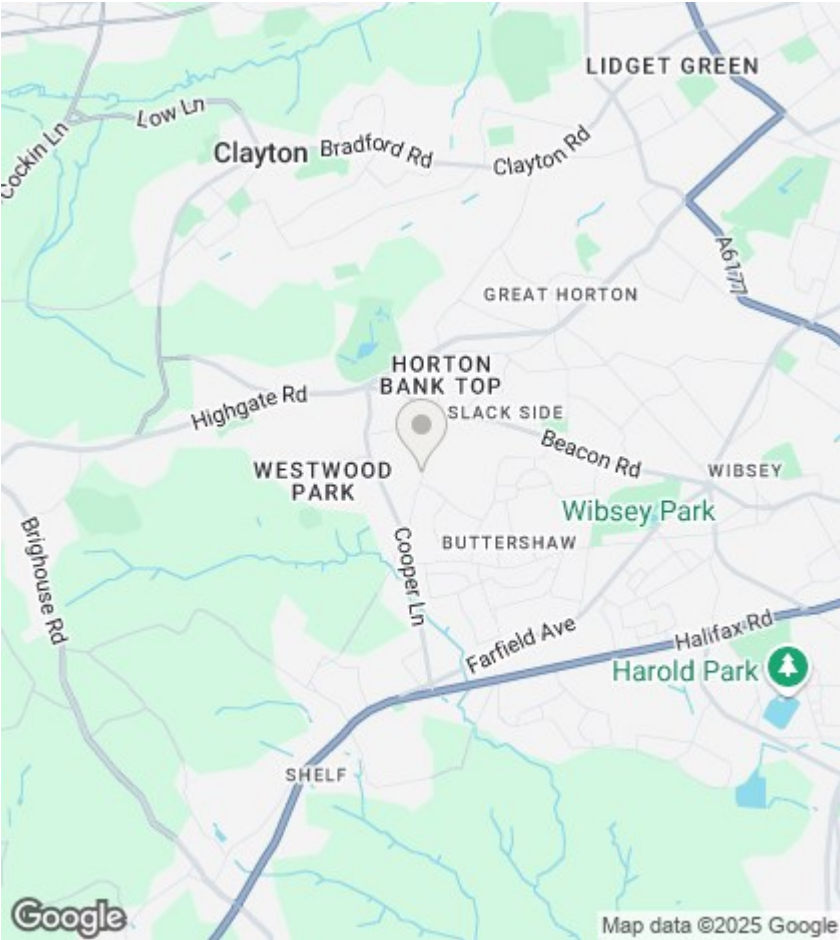












Directions

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 