



19 Home Farm Close, Bradford, BD6 3NR

Offers Over £230,000

- MODERN THREE BEDROOM SEMI DETACHED
- MULTI FUEL STOVE
- CONSERVATORY TO THE REAR
- DISTANT VIEWS
- MODERN, NEUTRAL DECOR
- NICELY PRESENTED THROUGHOUT
- GAS CH & UPVC DG
- CHILD/PET FRIENDLY REAR GARDEN
- DRIVE FOR TWO CARS
- EARLY VIEWING IS ADVISED

19 Home Farm Close, Bradford BD6 3NR

**** IMPRESSIVE THREE BEDROOM SEMI DETACHED ** WELL PRESENTED THROUGHOUT ** POPULAR CUL-DE-SAC ** CLOSE TO HOME FARM PRIMARY SCHOOL ** CONSERVATORY ** OPEN VIEWS TO THE REAR **** Bronte Estates are delighted to list for sale this well presented three bedroom semi detached, nestled in a popular cul-de-sac just off Cooper Lane in Bradford 6. To the ground floor is an entrance hall, lounge, dining kitchen and a conservatory to the rear. To the first floor are three bedrooms and the family bathroom. Externally the property has off-road parking for two cars and a private enclosed rear garden. Arrange your viewing now!



Council Tax Band: C



Entrance Hall

The front entrance door leads into a hallway with laminate flooring, window to the side, central heating radiator and a door to the lounge. Ample space for coats and shoes.

Lounge

A well proportioned reception room with open stairs leading off to the first floor, cast iron multi-fuel stove set on a stone hearth, bay window to the front elevation and a central heating radiator. There's a useful under-stairs storage cupboard and a door to the dining-kitchen.

Dining Kitchen

A bright and spacious room with French doors leading to the conservatory and designated space for dining. The 'U' shape modern fitted kitchen has integrated appliances, including a fridge-freezer, washing machine, electric oven, four ring gas hob, extractor and a cupboard for a tumble dryer. Window to the rear and a central heating radiator.

Conservatory

A UPVC conservatory with French doors leading to the rear garden, a central heating radiator and integrated louvre blinds to all windows & doors.

First Floor

Landing area with an airing cupboard, access to the loft space and doors off to the bedrooms and bathroom.

Bedroom One

Master bedroom with a large fitted wardrobe & storage, feature wall panelling and a window to the front elevation. Central heating radiator.

Bedroom Two

A second double bedroom with a window to the rear elevation affording distant open views and a central heating radiator.

Bedroom Three

A single bedroom, again with open views to the rear and a central heating radiator.

Bathroom

A good-sized, fully tiled family bathroom comprising of a 'P' shaped bath with shower over and a curved glass screen, pedestal

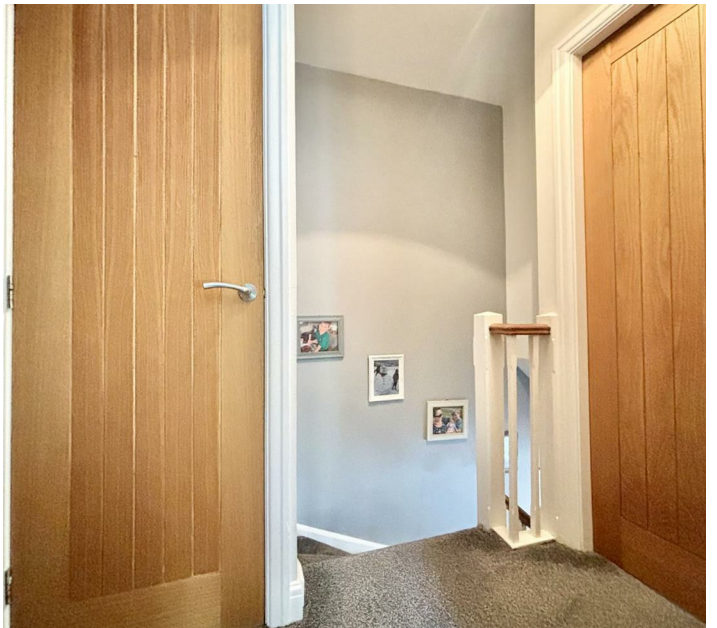
washbasin and a low flush WC. Window to the side elevation and a chrome heated towel rail.

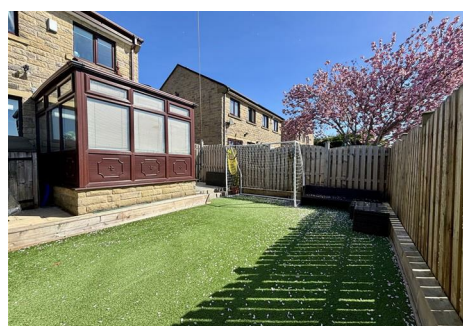
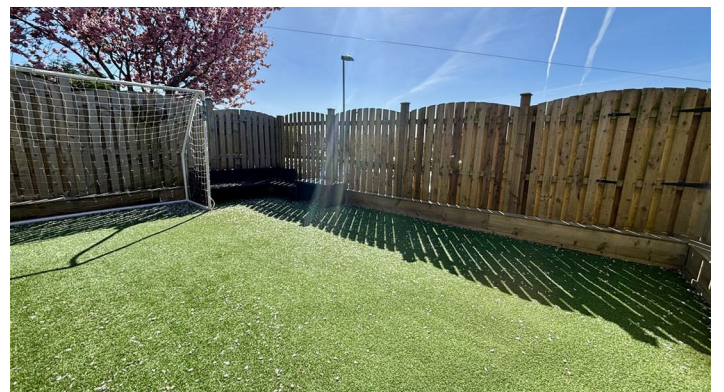
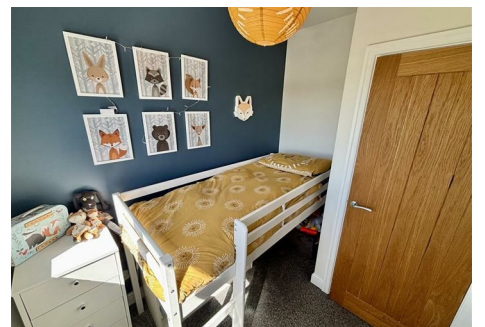
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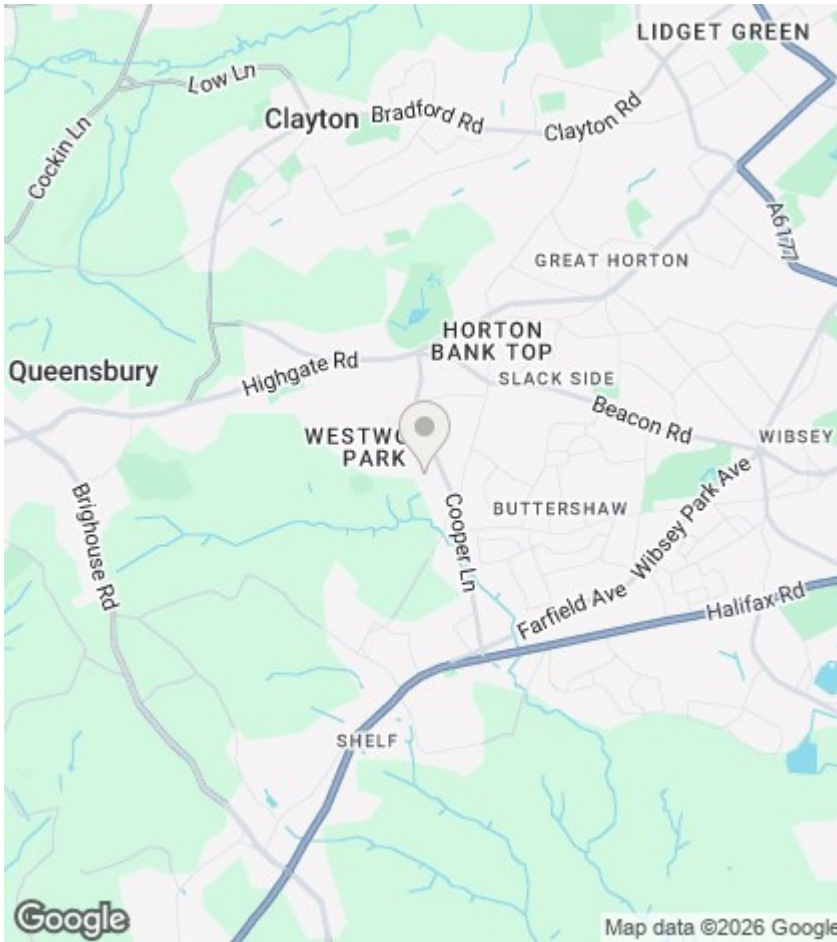
To the front of the property is an open-plan gravel area and to the side is off-road parking for two cars. A secure gate leads to the rear garden that consists of a paved patio, artificial grass, a small garden shed, wood store and an enclosed fence boundary.

Please Note

Energy Certificate and Floor Plan to follow.







Directions

Viewings

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

EPC Rating:

C

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 73 | |
| (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 | |

