



26 Meadowcroft Rise, Bradford, BD4 6EP

£225,000

- THREE BEDROOM LINK DETACHED
- CONSERVATORY / SUN ROOM EXTENSION
- EV CAR CHARGE POINT
- GROUND FLOOR WC
- CUL-DE-SAC LOCATION
- WELL PRESENTED THROUGHOUT
- DRIVE FOR TWO TO THREE CARS
- GARAGE AND GARDENS
- ENSUITE TO MASTER BEDROOM
- OPEN ASPECT & PLEASANT VIEW

26 Meadowcroft Rise, Bradford BD4 6EP

**** WELL PRESENTED THREE BEDROOM LINK DETACHED ** LANDSCAPED REAR GARDEN ** DRIVEWAY FOR 2-3 CARS ** EV CHARGE POINT ** GARAGE **** Located at the end of a quiet cul-de-sac in BD4 is this impressive modern link-detached property that could be your next home! To the ground floor is a hallway, lounge with open plan dining room, kitchen and a superb rear conservatory with open views. To the first floor are three bedrooms, master with en-suite and a family bathroom. Attached single garage with utility room, plus low maintenance gardens to the front and rear. Only a few minutes drive from motorway networks, schools and local amenities.



Council Tax Band: D



Entrance Hall

A new composite entrance door leads into the hallway with stairs off to the first floor, a modern vertical radiator and doors off to a ground floor WC and the lounge.

Lounge

14'8 x 13'3

Bay window to the front elevation and being open plan with the dining area. Living flame gas fire with marble surround and a central heating radiator.

Dining Room

8'2 x 7'4

Enjoying French doors leading to the conservatory and a black column style radiator.

Kitchen

8'3 x 8'2

A fully fitted kitchen with a range of base and wall units and black granite working surfaces with a stainless steel sink. Integrated appliances include; a microwave, double oven and grill, gas hob, extractor, fridge-freezer and a dishwasher. There is a useful under-stairs store/pantry, a tiled floor, window to the rear and a new composite external door leading to the side elevation.

Conservatory

12'3 x 9'3

White UPVC windows and French doors to the rear garden, plus a newly installed tiled roof with a roof window and inset spotlighting. Electric wall heater.

WC

A recently refurbished ground floor WC. Fully tiled walls, low flush WC and a corner washbasin with storage below. Window to the front elevation and a central heating radiator.

First Floor

Window to the side elevation with an open aspect, airing cupboard and access to the loft. Doors off to all bedrooms and the bathroom.

Bedroom One

9'9 x 9'0

Master bedroom with Ensuite. Window to the front elevation, fitted mirror front wardrobe with sliding doors and a central heating radiator.

En-suite

A fully tiled shower room comprising of a corner shower cubicle with glass sliding doors, washbasin with mixer tap and a low flush WC. Window to the side elevation and a central heating radiator.

Bedroom Two

9'0 x 8'2

Window to the rear elevation with long range views, central heating radiator and a fitted double wardrobe with drawers below.

Bedroom Three

6'8 x 5'8

Window to the front elevation and a central heating radiator. Currently used as a home office.

Bathroom

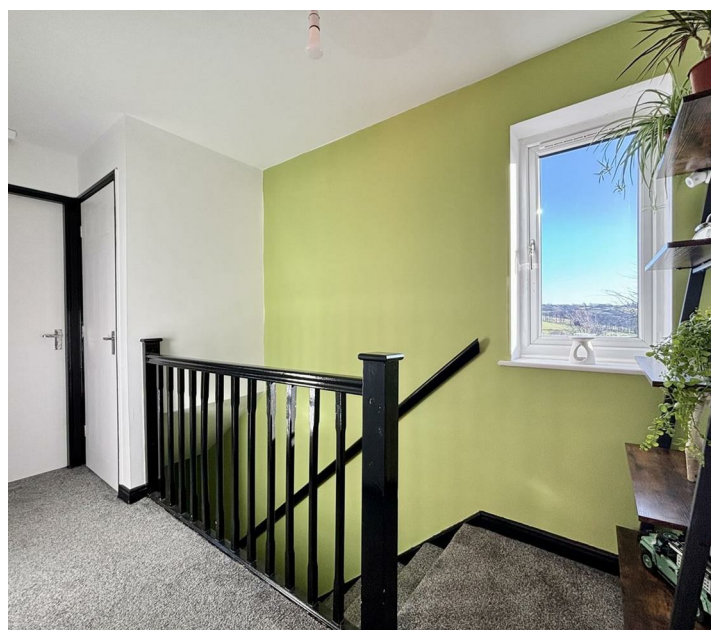
A fully tiled family bathroom comprising of a 'P' shape bath with shower over, pedestal wash basin and a low flush WC. Window to the rear elevation and a tall column style radiator with integrated towel rail.

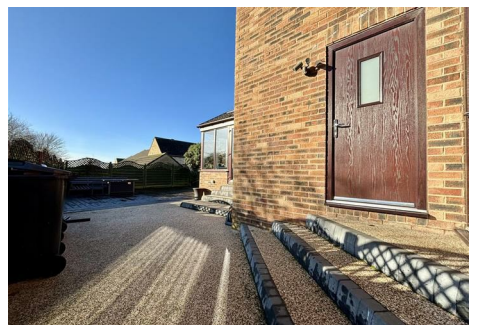
External

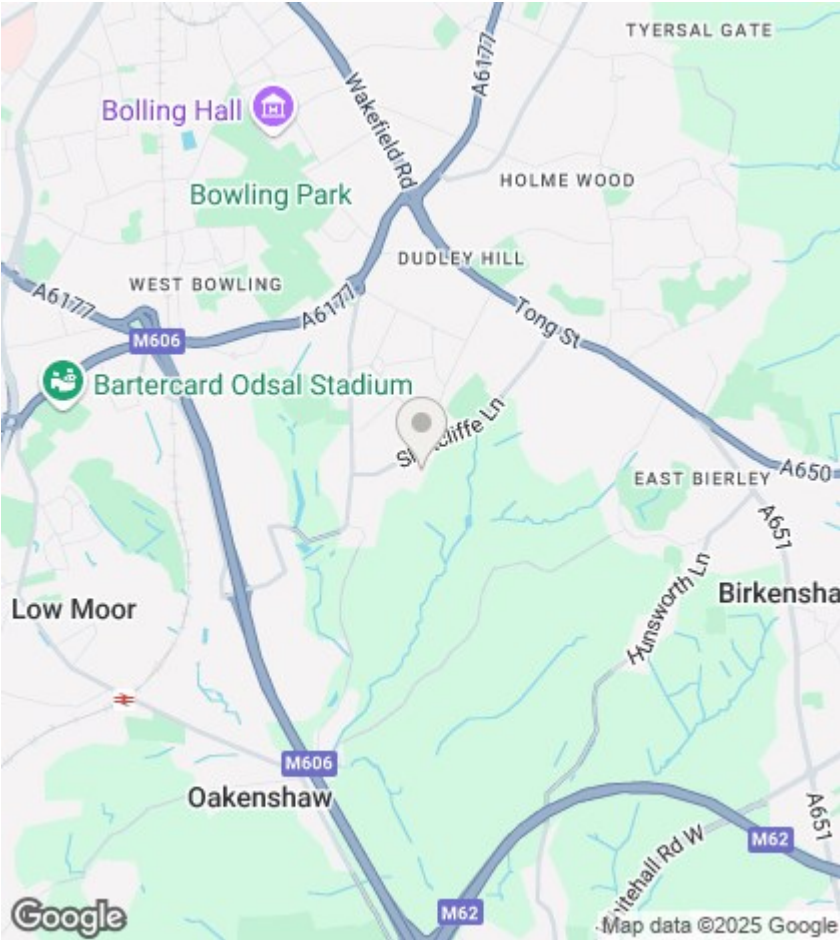
To the front of the property is an open-plan block-paved driveway with parking for two to three cars, a lawn area and EV charge point. A gate to the side leads to the rear garden. To the rear is a superb garden space that offers a good degree of privacy and has a recently installed resin pathway, patio and steps, plus a large raised composite deck seating area.

Garage & Utility

Attached single garage with power and light. A utility area has been created to the rear of the garage with plumbing for a washing machine, the central heating boiler and a door to the rear garden.







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		83
(69-80) C	69	
(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	