



103 Jer Lane, Bradford, BD7 4NW

£190,000

- THREE BEDROOM SEMI DETACHED
- CLOSE TO LOCAL AMENITIES
- GARAGE AND OFF-ROAD PARKING
- WELL PRESENTED THROUGHOUT
- UPVC DG & GAS CH
- NEW SOLID FUEL STOVE
- GARDENS FRONT & REAR
- ANNEX/GARDEN ROOM
- LARGE FAMILY BATHROOM
- EARLY VIEWING ADVISED

103 Jer Lane, Bradford BD7 4NW

**** THREE BEDROOM SEMI DETACHED ** CONSERVATORY ** GARDEN ROOM ** GARAGE, DRIVEWAY & GARDENS ** WELL PRESENTED **** Bronte Estates are delighted to offer for sale this ideal family home, located in a cul-de-sac position at Horton Bank Top in BD7. Well presented throughout and benefitting from superb outdoor space, gas CH, UPVC DG and an insulated garden room that could be used for home-working, entertaining or as an annex to the main house. Briefly comprising of: Front Porch, Entrance Hall, Lounge, Dining Kitchen, Conservatory, three first floor Bedrooms & Bathroom. Early viewing is advised.



Council Tax Band: C



Porch

Front UPVC porch leading to the Hallway.

Hallway

16'4 x 5'11

Stairs lead off to the first floor, laminate flooring, storage cupboard housing the central heating boiler and a radiator.

Lounge

15'1 x 10'10

Newly installed solid fuel stove set on a stone hearth with timber mantle above, bay window to the front elevation, laminate flooring and a central heating radiator.

Dining Kitchen

13'3 x 17'3 max

Previously two rooms but now open plan. The kitchen area has a range of base and wall units, laminated working surfaces and matching splash-backs. Integrated double electric oven & grill, halogen hob and an extractor above. Stainless steel sink, plumbing for a washing machine and a window to the rear elevation. The dining area has ample space for dining and French doors leading to the Conservatory.

Conservatory

11'0 x 8'7

Laminate flooring, French doors leading out to the rear garden, roof window and a central heating radiator.

First Floor

A spacious landing area gives access to all three bedroom and the bathroom. Window to the side elevation and a central heating radiator.

Bedroom One

12'0 x 10'5

Two double fitted wardrobes with mirror sliding doors, window to the front elevation and a central heating radiator.

Bedroom Two

13'4 x 8'11

Window to the rear elevation and a central heating radiator.

Bedroom Three

7'0 x 6'0

Window to the front elevation and a central heating radiator.

Bathroom

9'8 x 8'7

A superb four-piece family bathroom comprising of a double width walk-in rainfall shower, panelled bath with centre tap, pedestal washbasin and a low flush WC. Window to the rear elevation and a chrome heated towel rail.

External

To the front of the property is an open plan driveway and a low maintenance garden area. To the rear is an enclosed garden consisting of a paved patio, decked seating areas and doors to the garage and garden room.

Garden Room

13'0 x 8'0

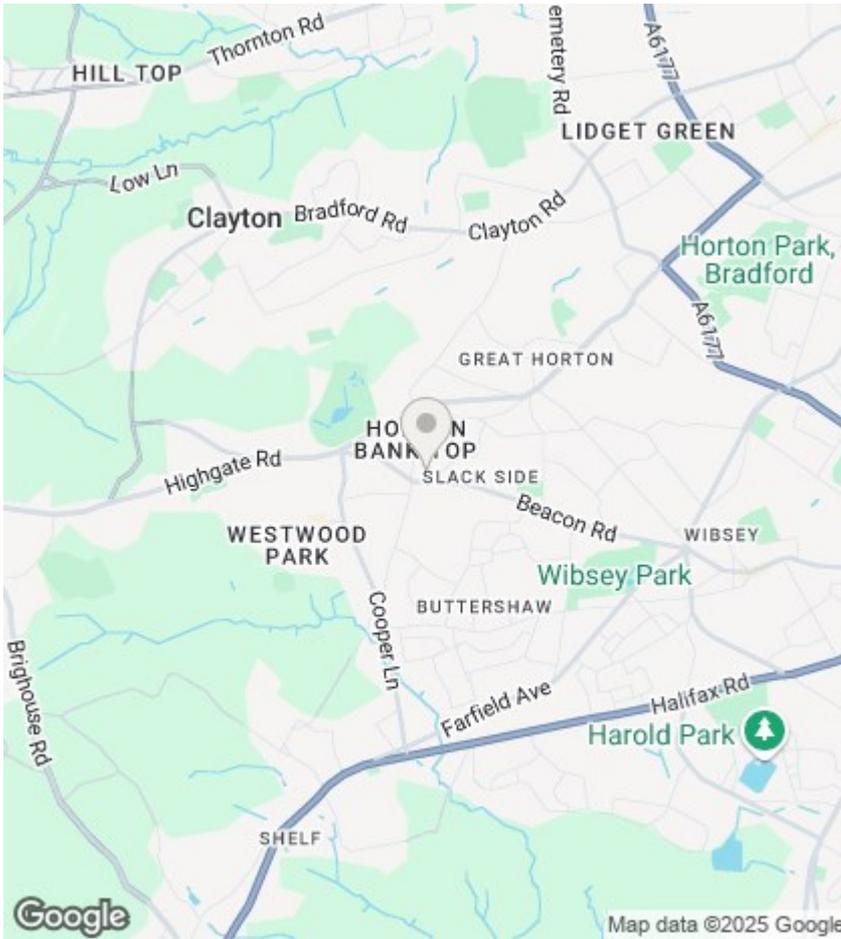
An insulated garden room, currently used as bar. Power, light, electric heater and double glazed French doors.

Garage

A single garage with double doors from the driveway, window and a door to the side.







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	