



## 5 Beacon Brow, Bradford, BD6 3DE

£190,000

- THREE BEDROOM SEMI-DETACHED HOME
- GENEROUSLY PROPORTIONED ROOM SIZED
- DETACHED GARAGE
- THROUGH LOUNGE DINER
- DECEPTIVELY SPACIOUS
- AMPLE OFF-STREET PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GARDENS TO FRONT & REAR



## 5 Beacon Brow, Bradford BD6 3DE

IDEAL FAMILY HOME IN CONVENIENT LOCATION WITH THREE BEDROOMS, THROUGH LOUNGE DINER, GARDENS TO FRONT & REAR AND AMPLE OFF-STREET PARKING.



Council Tax Band: C



## Property Description

\*\*\*THREE BEDROOM SEMI-DETACHED FAMILY HOME\*\*\* Offered to the market with NO ONWARD CHAIN is this THREE BEDROOM SEMI-DETACHED home, IDEAL FOR GROWING FAMILIES. Conveniently situated on a QUIET CUL-DE-SAC, the property boasts GENEROUS ROOM SIZES THROUGHOUT, has AMPLE OFF-STREET PARKING with a DETACHED GARAGE and ENCLOSED REAR GARDEN. The property sits WITHIN THE CATCHMENT AREA FOR WELL-REGARDED SCHOOLS, has EXCELLENT CONNECTION LINKS into Bradford and Halifax with an ARRAY OF LOCAL AMENITIES with a few miles radius. Internally the property briefly comprises an entrance hall, a through lounge diner and separate kitchen to the ground floor, a landing leading to THREE BEDROOMS and family bathroom to the first floor. We expect this property to be in HIGH DEMAND due to the SPACE AND POTENTIAL ON OFFER, so internal viewings are heavily recommended to avoid missing out!

## Accommodation

### Ground Floor

#### Entrance Hall

Leading in from a uPVC door with a double glazed window to side, gas central heating radiator, access to the kitchen and stairs to the first floor.

#### Kitchen

Fully fitted with a range of wall and base units, a free standing cooker and extractor fan over, space and plumbing for an undercounter fridge and washing machine, a sink and drainer, with a double glazed window, access to the living room and uPVC double glazed door to side.

#### Lounge Diner

A substantial reception room, naturally lit via a double glazed window to front and uPVC double glazed patio doors to the rear, ideal for family time and entertaining guests providing ample living space and separate dining space with gas central heating radiators.

### First Floor

## Landing

Leading to all rooms on the first floor with a loft hatch and built in storage cupboard.

### Bedroom One

A generous main double bedroom with fitted wardrobes and dresser, gas central heating radiator and double glazed window to front.

### Bedroom Two

A second double bedroom to the rear elevation comprising a built in wardrobe and dressing table, gas central heating and double glazed window overlooking the rear garden.

### Bedroom Three

A larger than average third bedroom, ideal for a single bed and/or office space with gas central heating and a double glazed window to rear.

### Family Bathroom

A fully tiled bathroom with a three piece suite consisting of a bath and shower over, wash hand basin and w/c with the bathroom also have gas central heating and a frosted double glazed window to front.

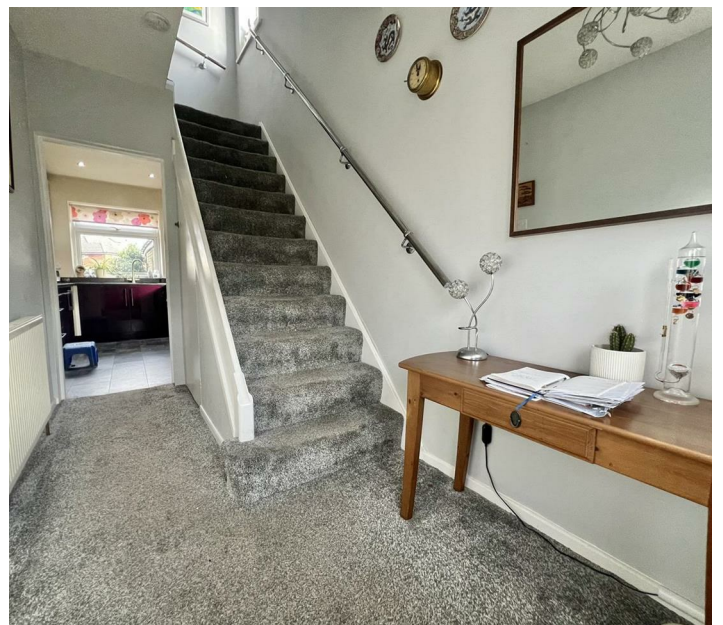
## External

The property benefits from a large driveway providing off-street parking for multiple vehicles with a detached garage. The garage has an up and over door with power and lighting installed. To the rear is a generously proportioned, fully enclosed garden with a mixture of decking, lawn and mature gardens with a fenced border.

## Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

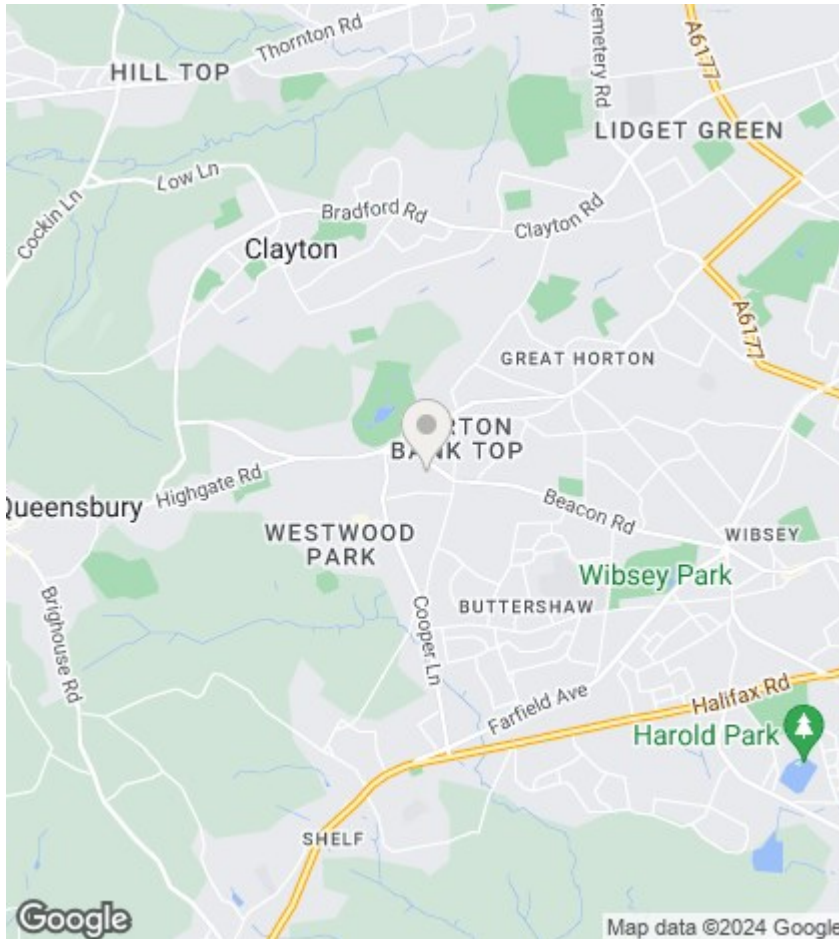












## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	66	
(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	

Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2024

