



156 Cooper Lane, Bradford, BD6 3NN

£220,000

- SUPERB THREE BEDROOM SEMI DETACHED
- OPEN PLAN ENTERTAINING SPACE
- OFF-ROAD PARKING & GARAGE
- NEW WINDOWS & DOORS
- SOLID FUEL STOVE
- MANY RECENT IMPROVEMENTS
- OPEN OUTLOOK TO THE REAR
- WELL PRESENTED THROUGHOUT
- NEW KITCHEN & APPLIANCES
- CONSERVATORY

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**** THREE BEDROOM SEMI-DETACHED ** MANY RECENT IMPROVEMENTS ** WELL PRESENTED THROUGHOUT ** IMPRESSIVE OPEN PLAN KITCHEN-DINER ** OPEN VIEWS TO THE REAR **** This superb semi detached on Cooper Lane in BD6 really has to be seen to be fully appreciated. In recent years the property has undergone a programme of improvements and offers a modern, tastefully appointed family home with quality fixtures and fittings. To the ground floor is a hallway, lounge, spacious dining kitchen with a large centre island and a solid fuel stove, plus a conservatory with open views. To the first floor are three bedrooms and the family bathroom. Externally there is off-road parking for several cars, a garage, smaller garage/store and low maintenance gardens. Early viewing is advised.



Council Tax Band: B



Entrance Hall

A composite entrance door leads into a hallway with stairs off to the first floor and a door to the lounge. Central heating radiator.

Lounge

13'8 x 12'5

Bay window to the front elevation with integrated blinds, laminate flooring and a modern inset log effect gas fire. Opening to the dining-kitchen and a central heating radiator.

Dining-Kitchen

15'8 x 15'1

A superb fitted kitchen with a range of modern base and wall units, laminated working surfaces and splashback wall tiling. A large centre island provides more storage and a breakfast bar / dining space. Integrated appliances include a Smeg five ring gas hob, extractor and a double electric oven and grill. There is plumbing for a washing machine and dishwasher plus space for a large fridge freezer. Window to the side elevation with integrated blind, central heating radiator and a recently installed solid fuel stove. Sliding patio doors lead to the conservatory.

Conservatory

14'2 x 9'0

A white UPVC conservatory with newly installed vertical blinds and laminate flooring. Two wall light points, central heating radiator and French doors to the rear garden.

First Floor

Landing area with an impressive oak and glass balustrade, window to the side elevation and oak doors leading off to the bedrooms and bathroom.

Bedroom One

11'3 x 9'6

Fitted with a range of wardrobes and drawers, window to the front elevation and a central heating radiator.

Bedroom Two

9'6 x 8'5

Window to the rear elevation with view across playing fields and farmland beyond. Access to the loft space and a central heating radiator.

Bedroom Three

6'9 x 5'4

Window to the front elevation and a central heating radiator.

Bathroom

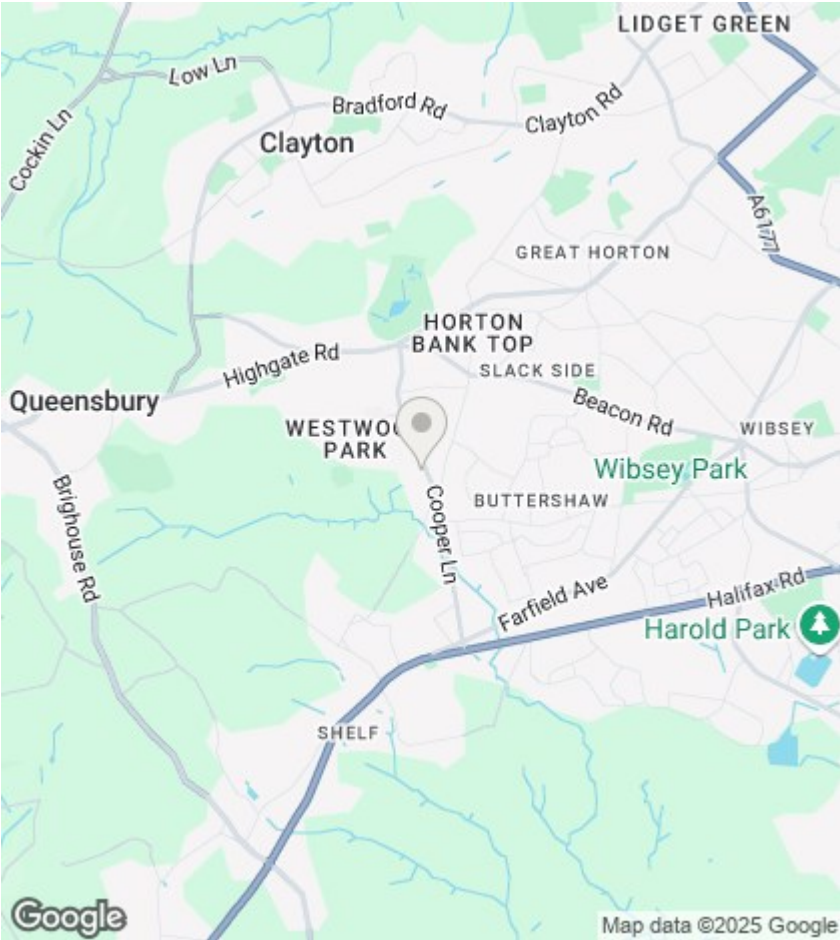
A fully tiled shower room comprising of a corner shower with glass sliding doors and a rainfall shower, Low flush WC and a washbasin with storage below. Tiled floor, extractor and a window to the rear elevation.

External

To the front of the property is a gated tarmac driveway with parking for several cars and a gate giving access to the side of the house. To the rear is a good-sized, enclosed garden consisting of paved patio seating areas, artificial grass, fenced boundary, single garage with power and light, plus a substantial smaller garage / outbuilding. Outside tap and external power point.







Directions

Viewings

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

EPC Rating:
D

