



1 Como Drive, Bradford, BD8 9PU

£310,000

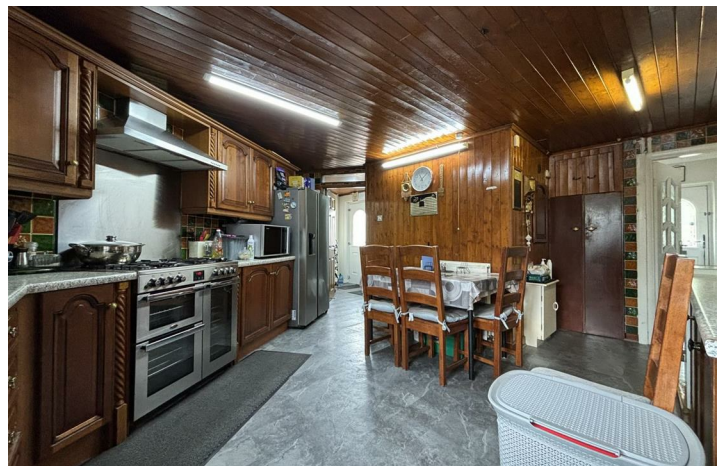
- EXTENDED FIVE BEDROOM SEMI-DETACHED
- GARDENS FRONT AND REAR
- COMPOSITE ENTRANCE DOORS
- GROUND FLOOR BEDROOM & ENSUITE
- TWO RECEPTION ROOMS
- LARGE GATED DRIVEWAY
- DETACHED OUTHOUSE / STORE
- FLEXIBLE LAYOUT
- GAS CH, UPVC DG & ALARM SYSTEM
- TWO BATHROOMS

1 Como Drive, Bradford BD8 9PU

**** FIVE BEDROOM EXTENDED SEMI DETACHED ** TWO RECEPTION ROOMS ** TWO BATHROOMS ** PARKING FOR 6+ CARS **** Bronte Estates are pleased to offer for sale this spacious semi detached in BD8 that benefits from a wrap around extension to the side and rear of the property. To the ground floor is a hallway, lounge, sitting room, dining kitchen, rear hallway and a ground floor bedroom with ensuite wet room. To the first floor are four bedrooms and the family bathroom. There is a large driveway and garden to the front / side and to the rear is a patio garden with a stone built detached outhouse with power, UPVC window and a gas supply that offers further potential. Arrange your viewing now!



Council Tax Band: C



Entrance Hall

10'5 x 5'8

The front composite entrance door with side window opens into the hallway with stairs off to the first floor, laminate flooring, a modern vertical radiator and doors off to the ground floor bedroom, sitting room and kitchen.

Sitting Room

10'10 x 10'4

Bay window to the front elevation, laminate flooring, double doors to the lounge and a central heating radiator.

Lounge

16'10 x 10'10

A spacious reception room, extended to the rear. Vertical radiator, laminate flooring and French doors leading out to the rear garden.

Dining-Kitchen

16'10 x 12'5

Fitted with a range of base and wall units, laminated work surfaces and splash-back wall tiling. A range oven is included in the sale and has two ovens, a grill and five gas rings, plus an extractor above. There is plumbing for a washing machine, stainless steel sink and drainer, non-slip LVT flooring, central heating boiler and a window to the rear elevation.

Side Entrance

6'9 x 6'9

Composite entrance door and extra storage space.

Bedroom Five

9'10 x 8'10

A handy ground floor bedroom with en-suite, ideal for elderly relatives needing a ground floor bedroom. Bay window to the front elevation, fitted double wardrobe with mirror sliding doors and a door to the ensuite.

Ensuite

A fully tiled wet room consisting of a multi-jet shower, pedestal washbasin, WC and a storage cupboard.

First Floor

Landing area with access to the loft space.

Bedroom One

11'1 x 10'9

Window to the front elevation and a central heating radiator.

Bedroom Two

11'0 x 10'9

Window to the rear elevation and a central heating radiator.

Bedroom Three

14'0 x 10'0

Windows to the front and rear elevations, plus a central heating radiator.

Bedroom Four

6'10 x 6'10

Window to the front elevation and a central heating radiator.

Bathroom

A fully tiled bathroom comprising of a large twin multi-jet shower cubicle, WC and a washbasin with storage below. Chrome heated towel rail and a window to the rear elevation.

Loft

Accessed via a drop down ladder from the landing and offering further potential to increase the living space. Two Velux windows are already in place.

External

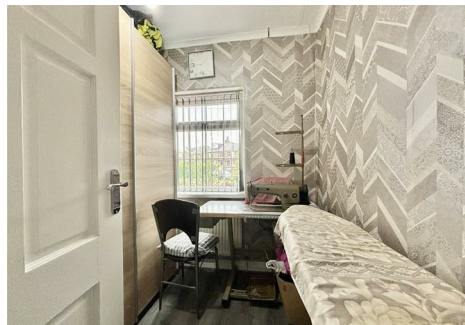
To the side and front of the property is a large gated block-paved driveway and garden area with secure gates, outside tap and a wrought iron fence boundary. There is private off-road parking for 6 cars+. A path at the side leads to the rear of the house where a block-paved patio seating area can be found with another outside tap and access to the outhouse.

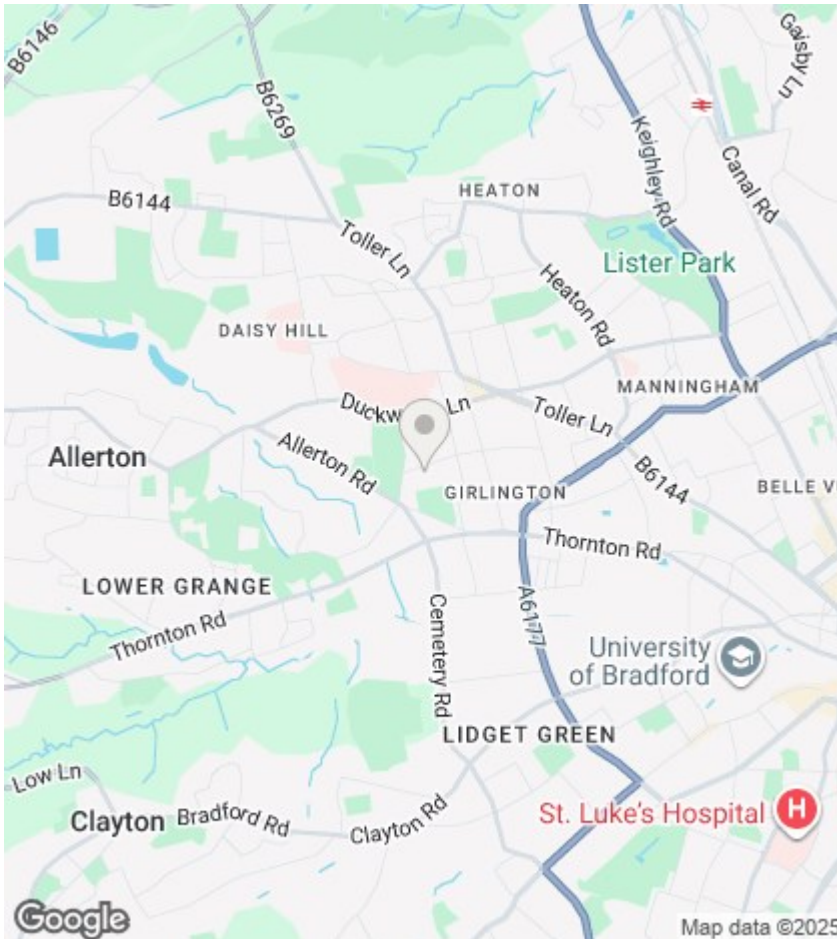
Outhouse / Store

16'5 x 13'5 max

A stone built outhouse can be found at the rear of the house that is currently used for storage. There is a gas heater and electricity in place, plus a UPVC window.







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		82
(69-80) C	70	
(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	

