



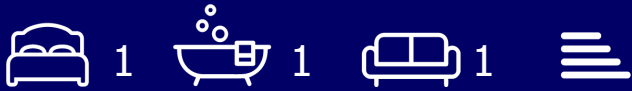
## 2 Mandale Road, Bradford, BD6 3JS

£120,000

- ONE BEDROOM SEMI DETACHED BUNGALOW
- GAS CENTRAL HEATING
- AMENITIES CLOSE BY
- DRIVE FOR SEVERAL CARS
- LOUNGE & SEPARATE KITCHEN
- CONVERTED LOFT ROOM
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- SINGLE DETACHED GARAGE
- EARLY VIEWING ADVISED

## 2 Mandale Road, Bradford BD6 3JS

**\*\* ONE BEDROOM SEMI DETACHED BUNGALOW \*\* CONVERTED LOFT ROOM \*\* OFF-ROAD PARKING \*\* SINGLE GARAGE \*\* GARDENS FRONT & REAR \*\* GAS CH & UPVC DG \*\*** Bronte Estates are pleased to offer for sale this well presented bungalow just off Beacon Road in BD6. The property sits on a good-sized plot and has the benefit of a converted loft room and also offers potential to extend, subject to securing the required planning permissions. Offering ready to move in accommodation and will make an ideal retirement property or perhaps for those down-sizing. Arrange your viewing now.



Council Tax Band: B



### **Entrance Hall**

Side entrance door leading into the hallway with doors off to all rooms and access to the loft space. Central heating radiator.

### **Lounge**

14'1 x 9'2

Bay window to the rear elevation over looking the garden. Central heating radiator.

### **Kitchen**

9'0 x 6'4

Fitted with modern base and wall units, laminate work surfaces and splash-back tiling.

Freestanding gas cooker, plumbing for a washing machine and a stainless steel sink and drainer, Window to the rear elevation and a small side window.

### **Bedroom**

10'5 x 10'2

Three double fitted wardrobes, window to the front elevation and a central heating radiator.

### **Bathroom**

Panelled bath with a shower tap attachment, pedestal washbasin and a low flush WC. Window to the front elevation and a central heating radiator.

### **Loft Room**

16'0 x 9'2

Accessed via a drop-ladder from the hallway. Window to the side elevation, central heating radiator, decorated and carpeted floor.

### **External**

To the front of the property is an open plan driveway with parking for several cars, lawn, flowerbed borders and mature hedging. The rear garden is fully enclosed and consists of a lawn, paved patio, mature shrubs, trees, greenhouse and flower beds.

### **Garage**

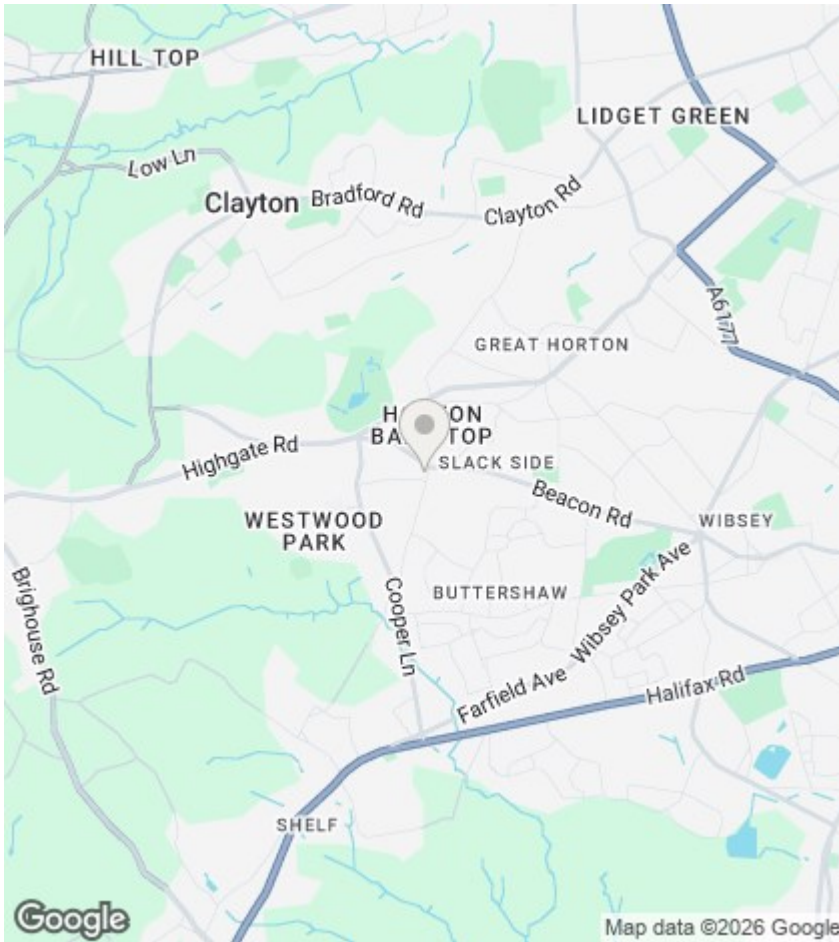
Single detached garage with an 'up and over' door.

### **Please Note**

Energy Certificate and Floor Plan to follow







## Directions

## Viewings

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

## EPC Rating:

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