



## 59 Torre Crescent, Bradford, BD6 3PE

£185,000

- THREE BEDROOM SEMI DETACHED
- BLOCK PAVED DRIVEWAY
- PARKING FOR UPTO FOUR CARS
- CONSERVATORY
- CLOSE TO LOCAL AMENITIES
- LARGE REAR GARDEN
- CAR PORT TO THE SIDE
- MODERN FITTED DINING-KITCHEN
- POPULAR LOCATION
- ALARM SYSTEM

# 59 Torre Crescent, Bradford BD6 3PE

**\*\* IMPRESSIVE THREE BEDROOM SEMI DETACHED \*\* WELL PRESENTED THROUGHOUT \*\* PARKING FOR FOUR CARS \*\* LARGE LEVEL REAR GARDEN \*\*** Bronte Estates are delighted to offer for sale this ideal family home in BD6. Benefitting from a modern fitted dining-kitchen, conservatory, modern bathroom, block-paved driveway with car port and a substantial, fully enclosed rear garden. Briefly comprising of: Entrance Hall, Lounge, Dining-Kitchen, Conservatory, three Bedrooms and a family Bathroom. Set on a good sized plot and offering potential to extend to the side and rear STPP. We are expecting a high demand for this turn-key property! Arrange your viewing now!



Council Tax Band: A



## Hall

Stairs lead off to the first floor, central heating radiator and a door to the lounge.

## Lounge

12'9 x 12'9

Window to the front elevation and a central heating radiator.

## Dining-Kitchen

16'0 x 7'10

A fully fitted kitchen with a good range of base and wall cabinets, laminated work surfaces and complimentary splash-back wall tiling. Integrated appliances including a fridge-freezer, double electric oven and grill, induction hob and an extractor above. Composite sink and drainer with pot-washer tap, grey wood effect laminate flooring, plumbing for a washing machine and space for a tumble dryer. Windows to the side and rear elevations, central heating radiator and a door to the conservatory.

## Conservatory

12'1 x 7'2

A white UPVC conservatory with French doors to the rear garden and a solid, insulated roof. Grey wood effect laminate flooring and a central heating radiator.

## First Floor

Landing area with a fitted storage cupboard, access to a boarded loft and a window to the side elevation. Doors off to the bedrooms and bathroom.

## Bedroom One

10'9 x 9'10

Fitted three door wardrobe with cupboards above, central heating radiator and a window to the front elevation.

## Bedroom Two

9'10 x 9'10

Large fitted wardrobe with mirror sliding doors, window to the rear elevation and a central heating radiator.

## Bedroom Three

7'6 x 6'2

Currently used as an office. Window to the front elevation and a central heating radiator.

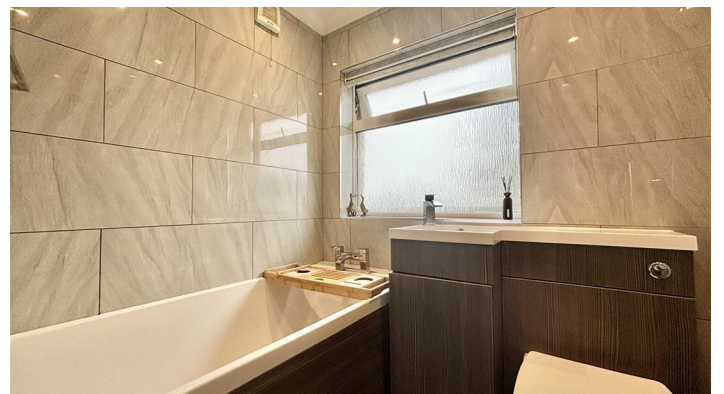
## Bathroom

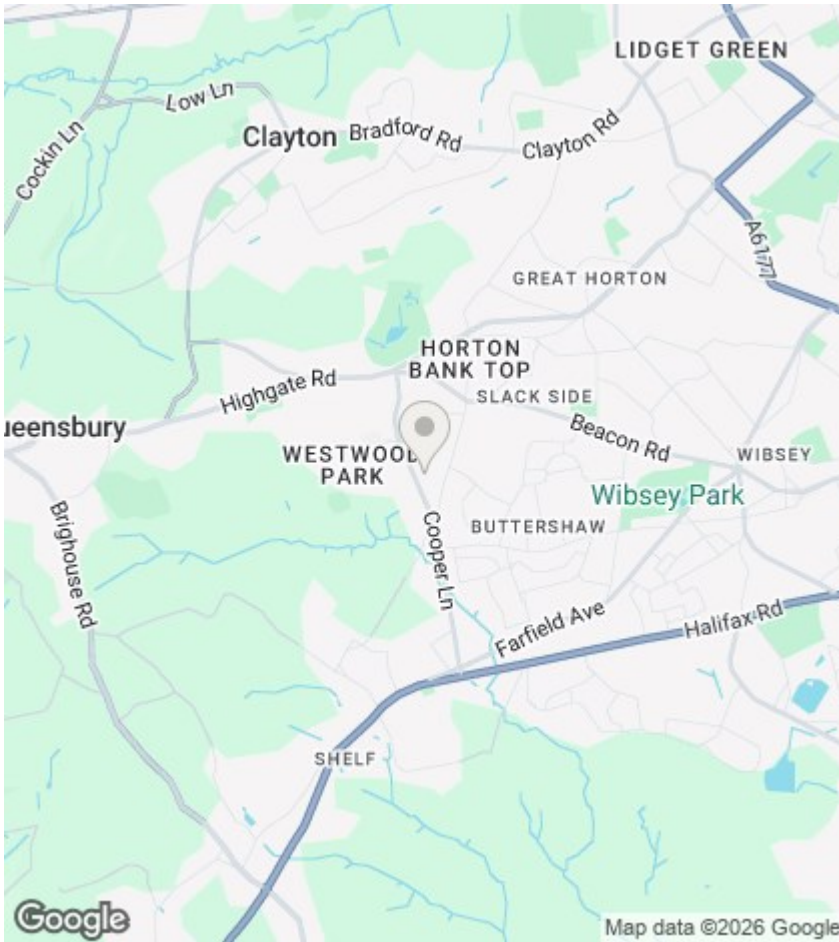
A modern, fully tiled family bathroom comprising of a bath with rainfall shower over and glass screen and a fitted unit housing the WC and washbasin with storage below. Tiled floor, chrome heated towel rail, extractor and a window to the rear elevation.

## External

To the front of the property is an open plan block paved driveway, plus a paved area providing further parking. There is a car port to the side of the property with a secure lockable gate leading to the rear and a storage cupboard. To the rear to a large level garden, mainly laid to lawn with a sizeable paved patio seating area, secure fence boundary, outside tap and an external power point.







## 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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         | 78        |
| (55-68) <b>D</b>                            |  | 62                      |           |
| (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 |           |

