



**7 Braine Croft, Bradford, BD6 2JF**

**£215,000**

- FOUR BEDROOM TOWNHOUSE
- INTEGRAL GARAGE
- ALARM AND UPVC DOUBLE GLAZING
- OFF-ROAD PARKING
- POPULAR LOCATION
- SET ACROSS THREE FLOORS
- GAS CENTRAL HEATING WITH HIVE CONTROL
- OPEN ASPECT TO THE REAR
- CUL-DE-SAC POSITION
- SOLD WITH NO CHAIN

# 7 Braine Croft, Bradford BD6 2JF

\*\* SPACIOUS FOUR BEDROOM TOWN HOUSE \*\* SET ACROSS THREE FLOORS \*\* OPEN ASPECT TO THE REAR \*\* TWO BATHROOMS PLUS GROUND FLOOR WC \*\* INTEGRAL GARAGE  
\*\* This nicely presented family home in BD6 offers ready to move in accommodation and a flexible layout. There is off-road parking to the front and an enclosed garden to the rear with open views. Sold with no chain and is sensibly priced. Be quick with this one! Briefly comprising of: Ground Floor - Hall, WC, Garage & Dining Kitchen. First Floor - Lounge and fourth Bedroom with En-suite. Second Floor - three further Bedrooms & Bathroom.



Council Tax Band: C



## GROUND FLOOR

### HALL

14'9 x 5'3

Entrance hall with a useful coat/shoe cupboard, doors off to the garage, WC and dining kitchen, plus stairs to the first floor. Central heating radiator.

### DINING KITCHEN

14'1 x 11'4

A fitted kitchen with ample space for a dining table and French doors leading out to the rear garden. Fitted with a range of base and wall units, laminated work surfaces and splash-back wall tiling. There is an integrated electric oven, gas hob and extractor, plus plumbing for a washing machine and dishwasher. French doors and windows to the rear elevation, all with integrated blinds. Central heating radiator.

### WC

A handy ground floor WC with washbasin, radiator and an extractor fan.

### GARAGE

16'5 x 8'0

Alarmed, 'Up and Over' door to the front and a door to the hallway.

### FIRST FLOOR

Landing area with open spindle balustrade, stairs to the second floor, central heating radiator and doors to the lounge and fourth bedroom.

### LOUNGE

14'1 x 12'6

Two windows to the front elevation, both with integrated blinds and a central heating radiator.

### BEDROOM

14'1 x 10'0

Currently used as a playroom/sitting room. Two windows to the rear elevation with integrated blinds, two radiators and a door to an en-suite shower room.

### EN-SUITE

A recently refurbished shower room comprising of a corner WC, corner washbasin with storage below and a corner shower cubicle with glass sliding doors and an electric shower. Central heating radiator and extractor fan.

## SECOND FLOOR

Landing area with access to three bedrooms and the bathroom.

### BEDROOM

14'1 x 8'4

Two windows to the rear elevation with integrated blinds, central heating radiator and a useful storage cupboard.

### BEDROOM

11'3 x 7'0

Window to the front elevation with integrated blind and a central heating radiator.

### BEDROOM

12'8 x 6'4

Window to the front elevation with integrated blind and a central heating radiator.

### BATHROOM

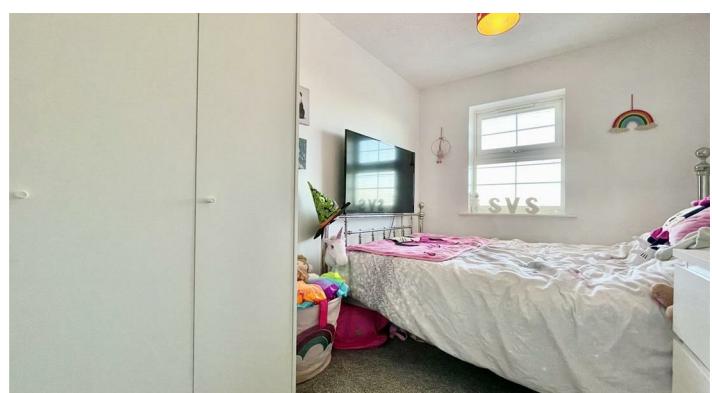
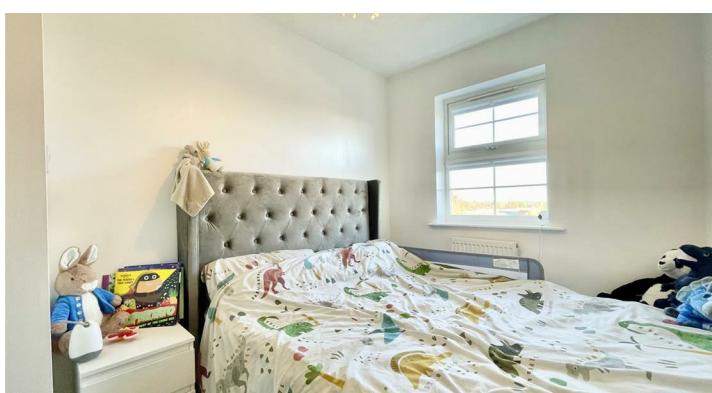
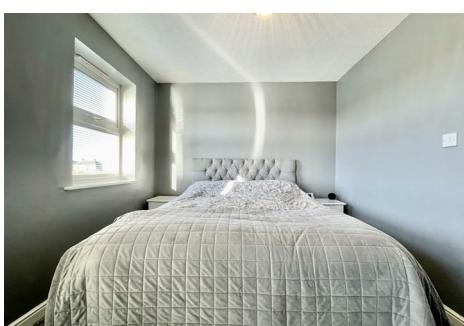
A modern white bathroom suite comprising of a panelled bath, pedestal washbasin and WC. Chrome heated towel rail and an extractor fan.

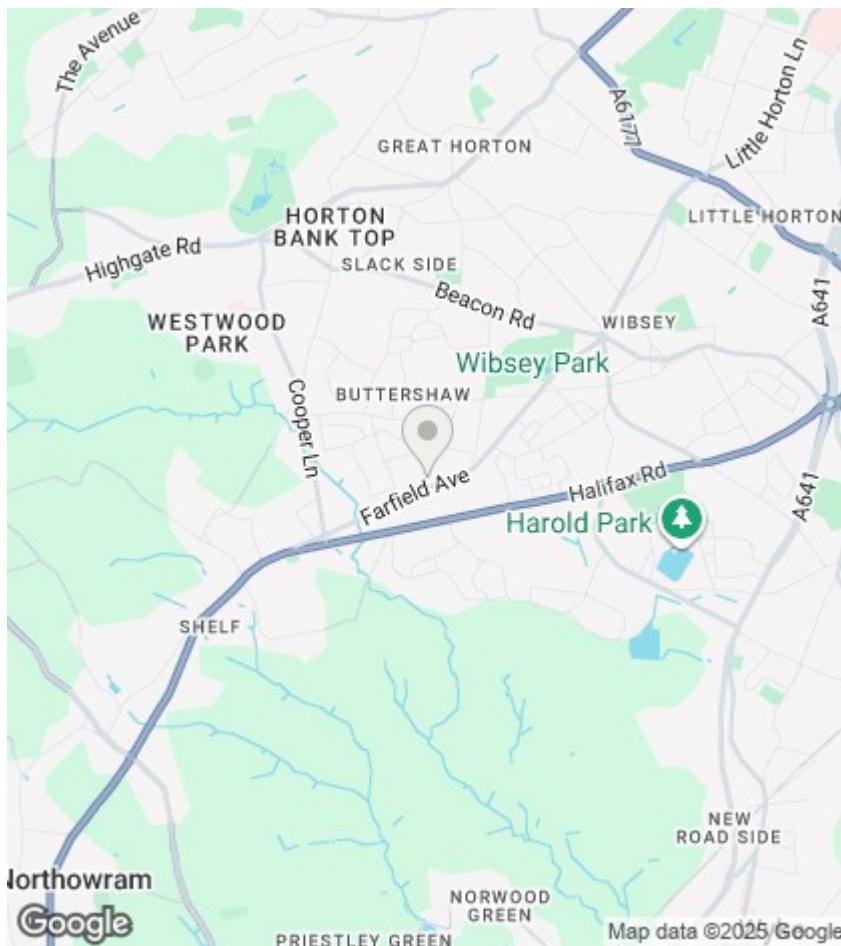
### EXTERNAL

To the front of the property is an open plan driveway and access to the garage. To the rear is an enclosed family friendly garden with a paved area, lawn and high fence boundary.

### EPC & FLOORPLAN TO FOLLOW







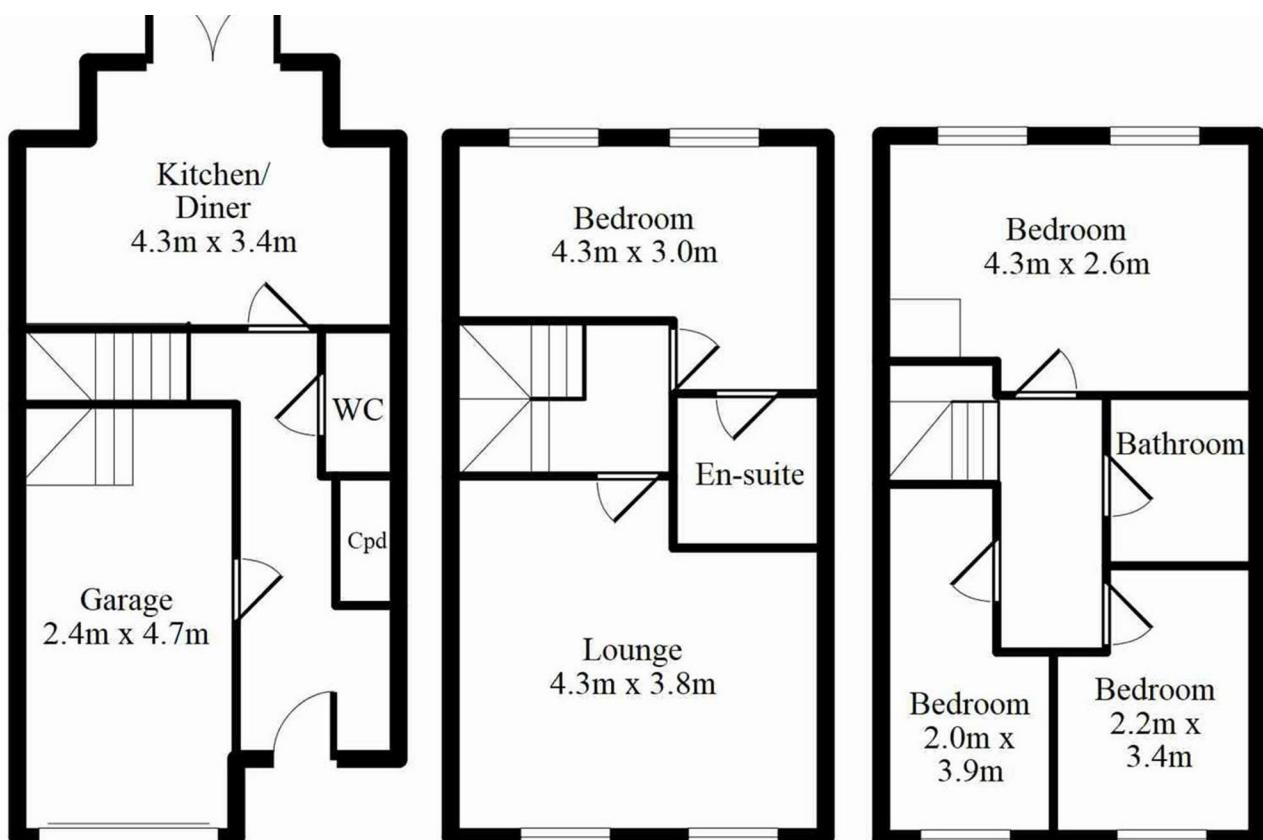
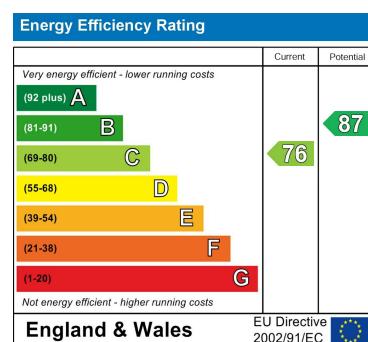
## Directions

## Viewings

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

## EPC Rating:

C



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