



48 Foster Park Road, Denholme, Bradford, BD13 4BE

£240,000

- THREE BEDROOM SEMI-DETACHED
- LARGE LOUNGE-DINER
- OPEN VIEWS TO THE REAR
- UTILITY ROOM
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- INTEGRAL GARAGE
- ENCLOSED REAR GARDEN
- TWO CAR DRIVEWAY
- WELL PRESENTED THROUGHOUT
- BOOK YOUR VIEWING TODAY

48 Foster Park Road, Bradford BD13 4BE

**** THREE BEDROOM SEMI DETACHED** **OPEN VIEWS TO THE REAR** **INTEGRAL GARAGE**** This well presented semi detached house offers an excellent opportunity for small families and first time buyers alike; benefitting from a large lounge-diner, integral garage, kitchen and utility room, three bedrooms and an enclosed garden to the rear. A small lawn area and two car drive to the front of the property. Well presented throughout and offering 'ready to move in' accommodation. Call Bronte Estates at 01274 884040 to book your viewing today.



Council Tax Band: B



HALL

12'9 x 5'10

Gas central heating radiator, UPVC door and window, stairs leading to the first floor and a storage area underneath the stairs.

LOUNGE-DINER

11'5 x 21'4

Bay window to the front, two central heating radiators, separate dining area and French doors leading out to the rear garden.

KITCHEN

10'9 x 7'9

Fitted wall and base units, laminated work surfaces over, four ring gas hob and extractor above plus an electric oven and integrated microwave. Plumbing for a dishwasher, space for a large fridge freezer, stainless steel sink and drainer, window to the rear, tiled flooring and a door leading to the utility room.

UTILITY

9'0 x 6'5

Tiled flooring, door and window to the rear, gas central heating boiler, plumbing for washing machine, central heating radiator and a door leading to the garage.

INTEGRAL GARAGE

16'6 x 9'8

Up and over door, water supply, power, lighting and offering potential to convert subject to planning permission/building regs.

FIRST FLOOR LANDING

Window to the side with distant views, loft hatch and an airing cupboard.

BEDROOM ONE

12'7 x 10'5

Window to the front, feature panelled wall and a central heating radiator.

BEDROOM TWO

11'2 x 10'1

Window to the rear with open views and a central heating radiator.

BEDROOM THREE

9'0 x 7'0

Window to the front and a central heating radiator.

BATHROOM

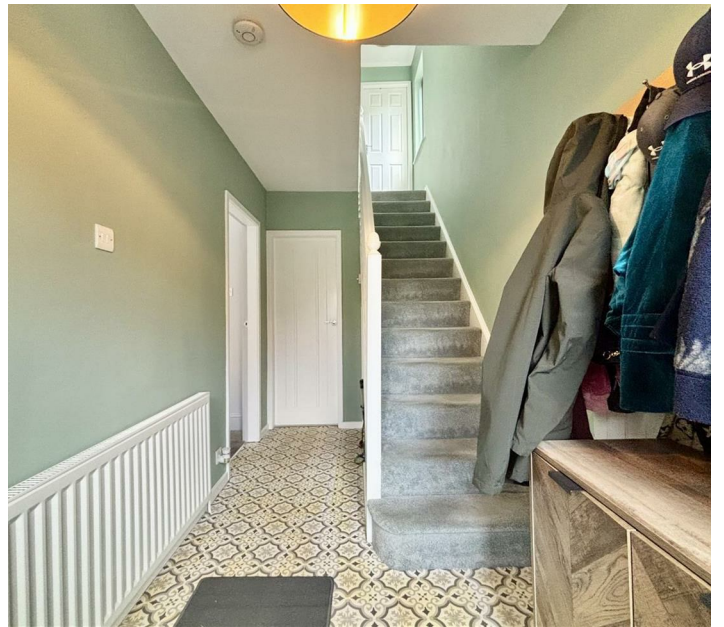
"P" shaped bath with rainfall shower and glass screen, pedestal wash basin, W/C, chrome heated towel rail and two windows to the rear.

EXTERNAL

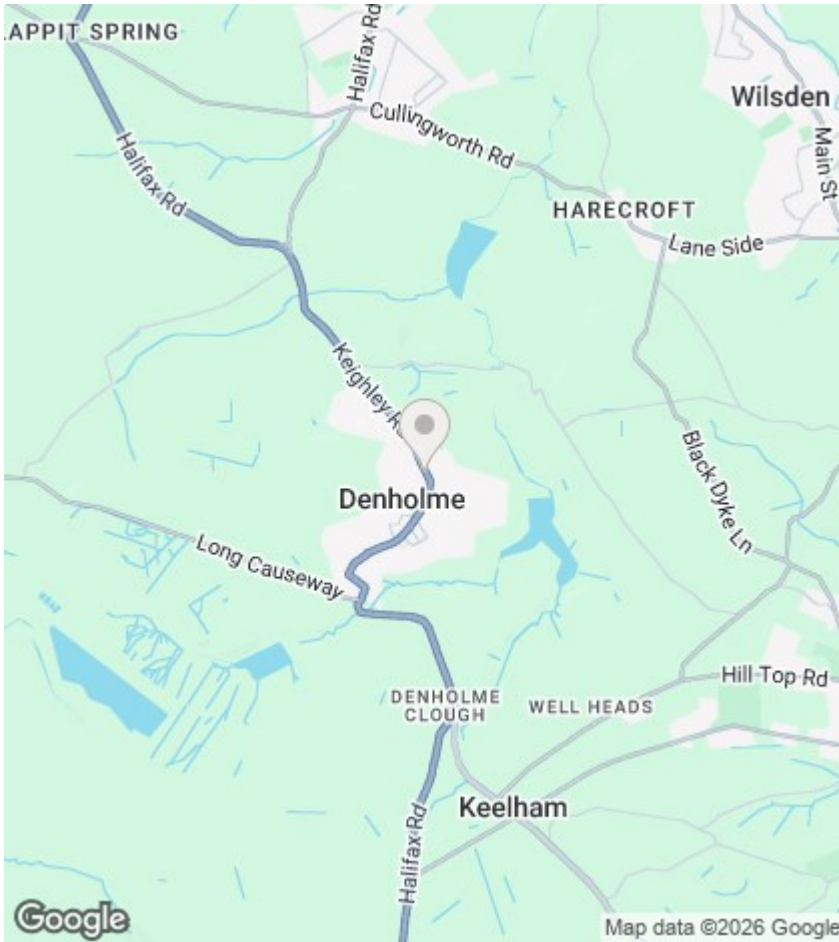
Enclosed rear garden with lawn, gravelled area and flowerbeds, open plan drive to the front with space for two cars and a lawn with a flower bed border.

PLEASE NOTE

Floor Plan to follow.







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) A			
(81-91) B			81
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	