



196 Halifax Road, Bradford, West Yorkshire, BD6 2JR
Offers Over £375,000

Stunning 4/5 Bedroom extended semi detached property, with the potential to develop further, in a well regarded locality. The residence boasts spacious room sizes, a wealth of high quality modern and period features throughout and large rear garden with double garage. Rare to the market, the property will suit a variety of potential purchasers.

196 Halifax Road is a truly splendid, extended residence which has been lovingly maintained and improved by its current owners throughout. The property will suit many buyers and has the scope to extend further. Planning permission has been granted to add further living space to the attic and there is potential to add further floor space by extending the property within the large plot. Positioned within close proximity to local road and rail links connecting the surrounding major cities, the property would make an ideal home and must be viewed to fully appreciate all that is on offer.

GROUND FLOOR

ENTRANCE HALL

Impressive entrance hallway with open staircase. Useful under stairs storage cupboard.

LOUNGE

16'11" x 12'0" (5.16 x 3.67)

Main reception room with magnificent, feature, cast iron fire place with inset open fire. The room has high ceiling with cornice, picture rail, central heating radiator and double glazed window to the rounded bay. Glazed doors and high quality flooring lead through to the...

DINING ROOM

15'2" x 12'0" (4.64 x 3.67)

Dining room with further cornice and picture rail. Another impressive fire surround with marble hearth. Two central heating radiators, high quality flooring and glazed doors leading to the...

DINING KITCHEN

22'6" (max) x 20'2" (max) (6.87 (max) x 6.15 (max))

Fabulous kitchen diner with two Velux skylight windows, double glazed French Doors and a double glazed window offering an abundance of natural light. Stylish and modern fitted wall and base units throughout with contrasting work surfaces over. A comprehensive range of fitted appliances, tiled flooring and central heating radiator.

SNUG/BEDROOM FIVE

16'3" x 8'3" (4.96 x 2.54)

Currently utilised as a cosy snug, the room could be made to form a fifth bedroom. Double glazed window, laminate flooring and central heating radiator.

UTILITY ROOM

9'4" x 8'7" (2.85 x 2.64)

Vast utility area with tiled flooring, central heating radiator and double glazed window and door to the rear. Fitted wall and base units to two sides with a work surface over. Plumbing for a washing machine.

W.C

Ground floor bathroom comprising of low flush W.c and hand wash basin in white.

FIRST FLOOR

LANDING

Splendid galleried landing area with a pleasant open feel. Loft access to majority boarded attic space.

BEDROOM

17'0" x 12'0" (5.19 x 3.67)

Master suite with double glazed window to the rounded bay and central heating radiator to the front elevation.

EN-SUITE

9'3" x 7'10" (2.84 x 2.41)

Another impressive room, a fantastic en-suite bathroom with high quality fitted three piece bathroom suite in white including jacuzzi bath. Glass panelled walk in shower area with mains operated shower. Part tiling to the walls, luxury vinyl flooring, heated towel rail and double glazed window.

BEDROOM

15'0" x 12'0" (4.58 x 3.68)

Large double bedroom to the rear elevation with double glazed window and central heating radiator.

BEDROOM

9'2" x 8'4" (2.80 x 2.56)

Another double bedroom to the rear with double glazed window and central heating radiator.

BEDROOM

15'1" x 8'4" (4.61 x 2.56)

A fourth double bedroom to the first floor with double glazed window and central heating radiator.

BATHROOM

10'0" x 9'2" (3.05 x 2.80)

Large house bathroom with three piece suite in white comprising of low flush W.c, hand wash basin and free standing roll top bath. Separate shower within a glass cubicle. Tiled flooring, built in storage cupboards, heated towel rail and double glazed window.

EXTERNAL

The property is set on a generously sized plot with drive way and gardens to the front. To the rear there is a large enclosed garden with patio and lawns providing a perfect outdoor entertaining space. There is a drive way leading to a double garage. The space is ideal for further extension (subject to planning consent) of the residence, whilst retaining ample gardens.

