



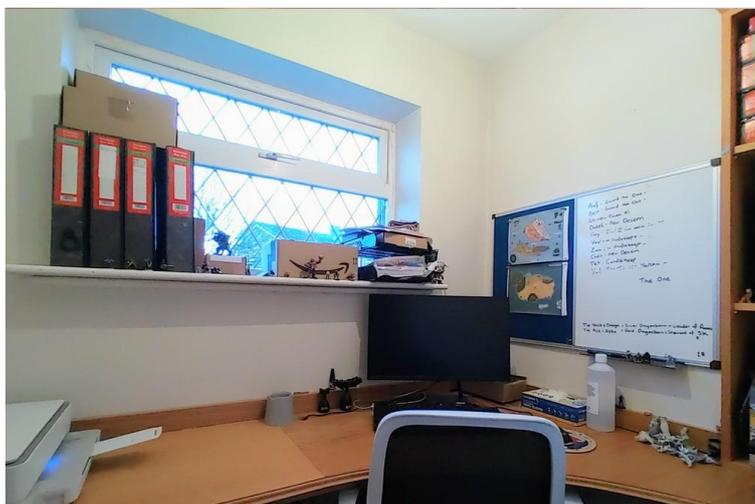
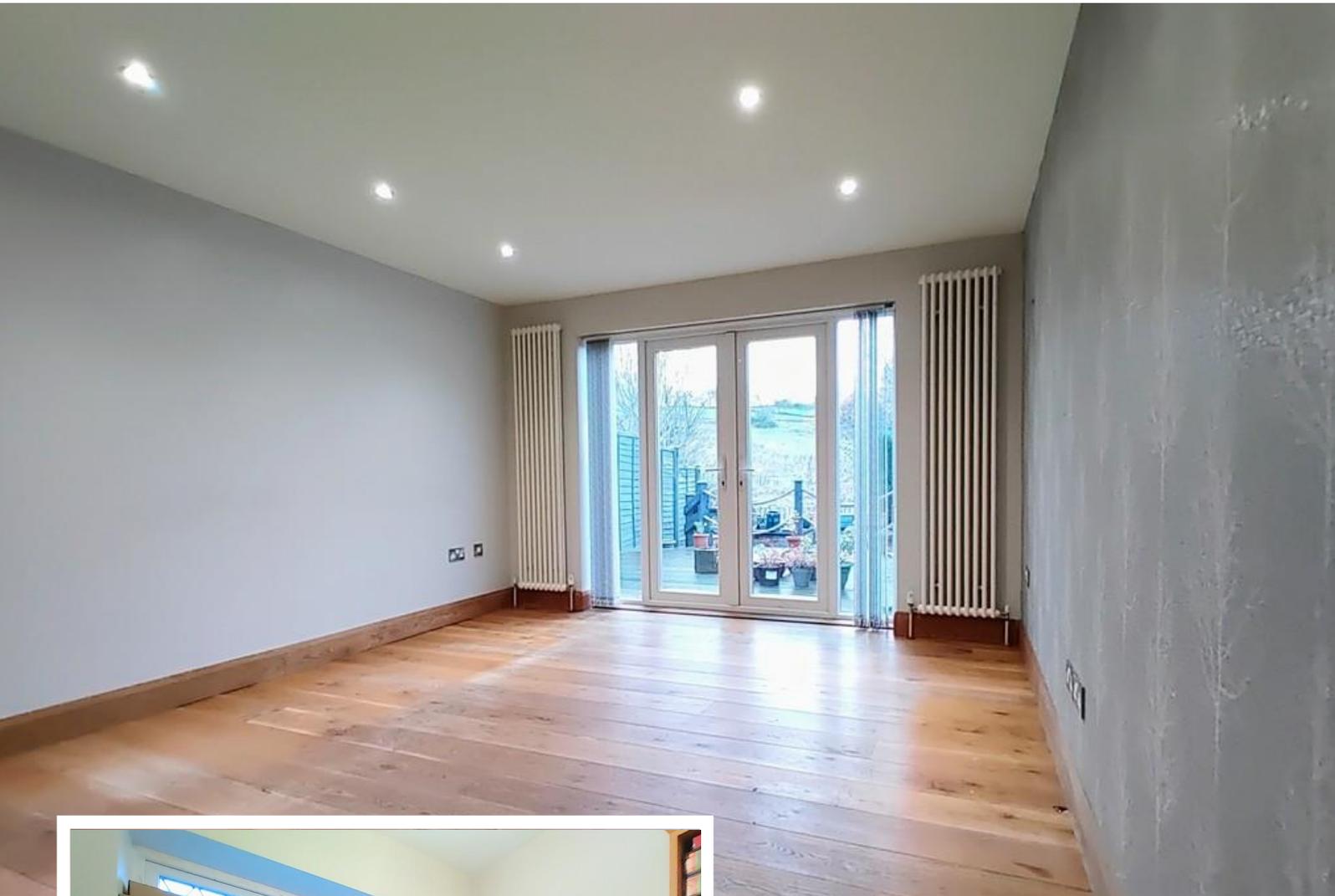
8 Middlebrook Crescent, BD8 0EN

- FIVE BEDROOM SEMI DETACHED
- THREE RECEPTION ROOMS
- TWO SEPARATE KITCHENS
- GROUND FLOOR WC

**£270,000**

EPC Rating '72'





## Property Description

**\*\* SUBSTANTIALLY EXTENDED FIVE BEDROOM SEMI-DETACHED \*\* NO CHAIN \*\* TWO KITCHENS \*\* THREE RECEPTION ROOMS \*\* CONSERVATORY \*\* UTILITY ROOM \*\* OFFICE \*\* RURAL VIEWS \*\* JULIET BALCONY \*\*** This impressive family home offers a great deal of space and is perfect for multi-generational living. Well presented throughout and open views at the rear across open fields. Benefitting from off-road parking, gas central heating, UPVC double glazing, alarm system, solid fuel cast iron stove and is well presented throughout. The superb master bedroom has a large en-suite and Juliet balcony making the most of the views. Briefly comprising of: Entrance Hall, Kitchen with open-plan Lounge, Sitting Room, Dining Room, Conservatory, 2nd Kitchen, Office, Utility Room, Ground Floor WC, First Floor - Five Bedrooms, Master En-Suite and a Family Bathroom. Off-road parking to the front for 2-3 cars and an enclosed rear garden.



#### ENTRANCE HALL

Open stairs off to the first floor, central heating radiator and the alarm control panel.

#### KITCHEN / LOUNGE

22' 3" x 11' 6" (6.78m x 3.51m) A large open plan kitchen with separate lounge area. Fitted with base and wall units, butchers block work surfaces and complimentary splashback wall tiling. Integrated electric oven, halogen hob and chimney style extractor. Inset spotlights to the ceiling, double width French doors to the rear enjoying the open views, two vertical radiators and a hardwood floor to the lounge area.



#### OFFICE

6' 2" x 4' 6" (1.88m x 1.37m) Window to the front, central heating radiator and a fitted desk with shelving and storage.

#### WC

Window to the front, WC, tiled floor and a wall mounted washbasin.

#### UTILITY ROOM

7' 0" x 4' 2" (2.13m x 1.27m) Washing machine plumbing, tiled floor, coat hooks and an extractor fan.



#### LOUNGE

14' 9" x 11' 10" (4.5m x 3.61m) Bay window to the front elevation, spotlights to the ceiling, solid fuel stove set on a granite plinth, central heating radiator and an opening to the dining room.

#### DINING ROOM

11' 6" x 9' 2" (3.51m x 2.79m) Double width French doors to the rear garden and a central heating radiator.

#### KITCHEN

12' 8" x 8' 9" (3.86m x 2.67m) A modern fitted kitchen with a good range of base and wall units, butchers block working surfaces and splash-back wall tiling. Integrated electric oven, halogen hob and a chimney style extractor. Window to the rear, plumbing for a dishwasher and a door to the conservatory.



#### CONSERVATORY

9' 8" x 9' 6" (2.95m x 2.9m) White UPVC conservatory with laminate flooring, central heating radiator and French doors to the rear garden.

#### FIRST FLOOR

Split-level landing area with access to the loft space and a useful storage cupboard housing the central heating boiler.



#### BEDROOM ONE

13' 9" x 11' 7" (4.19m x 3.53m) An impressive master bedroom with fitted wardrobes, sliding patio doors and a Juliet balcony enjoying the open views. Spotlights to the ceiling and two vertical radiators. Hidden door leading to the en-suite!

#### ENSUITE

6' 9" x 6' 6" (2.06m x 1.98m) A modern fully tiled en-suite with a range of fitted units, inset washbasin, WC and a large corner shower with glass sliding doors. Tiled floor, chrome heated towel rail, spotlights and extractor fan.

#### BEDROOM TWO

10' 1" x 8' 4" narrowing to 5' 6" (3.07m x 2.54m) Window to the front, ceiling spotlights and a central heating radiator.

#### BEDROOM THREE

12' 0" x 9' 3" (3.66m x 2.82m) Window to the rear with views and a central heating radiator.

#### BEDROOM FOUR

16' 9" x 10' 3" (5.11m x 3.12m) Fitted wardrobes, dressing table and shelving, central heating radiator and a window to the front.

#### BEDROOM FIVE

9' 6" x 7' 7" (2.9m x 2.31m) Window to the front and a central heating radiator.

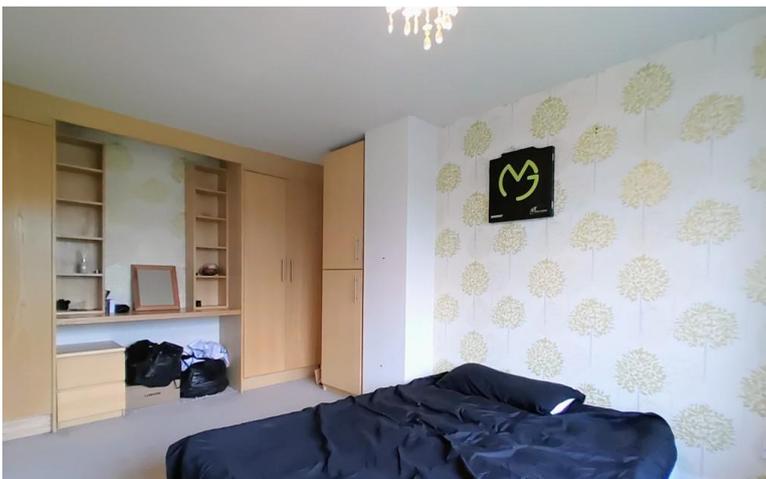


#### BATHROOM

Modern bathroom suite comprising of a 'P' shaped bath with curved shower screen, shower tap attachment, pedestal washbasin and a push button WC. Tiled floor, chrome heated towel rail and a window to the rear elevation.

#### EXTERNAL

To the front of the property is an open-plan driveway providing off-road parking. At the rear is a good-sized enclosed garden with decked areas, lawn, gravel area and three garden sheds. A beck runs along the bottom of the garden and there are open views across fields.





**PURCHASE DETAILS:**

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

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**RENT-A-HOUSE:** Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<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		
		82
	72	

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