



Dorset Close, Bradford, BD5

Your Choice are please to offer this well presented 5 bedroom semi detached home in Heaton, it would make an excellent purchase for a young/growing family ready to move in, The property comprising of an entrance porch, hallway, large separate family lounge room leading to sitting/dining room, G/F Shower, Fully fitted dining kitchen leading to the rear garden and to G/F bedroom 5. To the first floor there are four bedrooms and a house bathroom along with En-suite. There is a well maintained gardens which have patio areas, and flower beds. There is a front garden with drive leading to the attached garage leading to good size rear garden. Viewing highly recommended

Asking Price
£295,000

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk



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Ground Floor

ENTRANCE/HALLWAY

There is a door opening into the entrance hall. UPVC double glazed door to the front elevation, door to the living room and stairs to the first floor landing.

LOUNGE- 25'1" (7m 64cm) x 10'4" (3m 14cm)

The vocal point of the room is the fireplace housing the solid style gas fire, central heating radiator, door to the hallway and second sitting room, front window to the front elevation overlooking the garden and driveway.

Sitting ROOM- 11'8" (3m 55cm) x 11'8" (3m 55cm)

Consists of a central heating radiator and television point. Opens into the kitchen/diner.

KITCHEN- 24'3" (7m 39cm) x 8'9" (2m 66cm)

Separate large size modern fitted kitchen, having a range of fitted base and wall units sink overlooking the back garden. Consisting of electric oven and gas hob with plumbing for a washing machine. Double glazed windows to the rear elevation with a central heating boiler and radiator. Door leading to the integral garage and a door leading to the ground floor bedroom and shower.



BEDROOM FIVE- 12'9" (3m 88cm) x 8'9" (2m 66cm)

Offering a double glazed window to the rear elevation, central heating radiator and door to the en-suite.

Ground floor- Shower room/En-suite

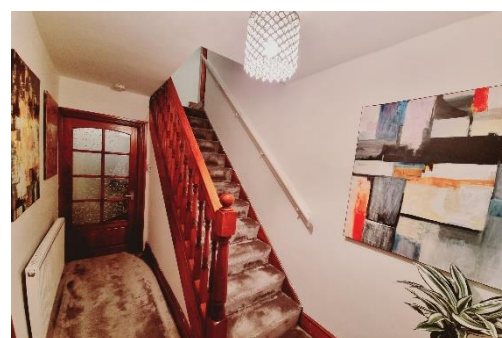
Featuring a shower cubicle, wash hand basin and wc. tiled with a radiator and double glazed window to the front elevation.



1st Floor

STAIRS/LANDING

A stair case leading to the first floor, doors to the bedrooms and bathroom.



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BEDROOM ONE- 14'3" (4m 34cm) x 10'4" (3m 14cm)

Having a window to the front elevation, central heating radiator and door to the En-suite bathroom.

En-suite

Featuring a bath with mixer taps, wash hand basin and wc. Partly tiled with a radiator and double glazed window to the rear elevation.

BEDROOM TWO- 12'2" (3m 70cm) x 12'0" (3m 65cm)

Having a double glazed window to the front elevation and central heating radiator.

BEDROOM THREE- 10'9" (3m 27cm) x 10'7" (3m 22cm)

Having a double glazed window to the rear elevation and central heating radiator.

BEDROOM FOUR- 7'10" (2m 38cm) x 7'4" (2m 23cm)

Having a double glazed window to the front elevation and central heating radiator.

FAMILY BATHROOM

A large fully tiled bathroom with a central heating radiator incorporating a bath with mixer taps, wash hand basin, vanity unit and wc. Double glazed window to the front elevation.

OUTSIDE/EXTERIOR

Reasonable size tarmac paved garden to the front with driveway able to fit 2-3 cars closed with iron gates and an enclosed rear garden. The property also has a reasonable size garage. Rear garden is well presented with a paved patio, lawned garden and mature tree and shrub borders.

Energy performance certificate (EPC)

<https://find-energy-certificate.service.gov.uk/energy-certificate/9341-2890-7027-9126-0145>

Council Tax Band- C

Viewing arrangements: Strictly by prior telephone appointments with sole selling agents, Your Choice estate agents.

Opening hours Monday to Thursday 09.00am -05.30pm

Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am -04.00pm

Are you thinking of selling or even letting your property!

Call us today on 01274 493333 for a FREE VALUATION without obligation



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DISCLAIMER

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