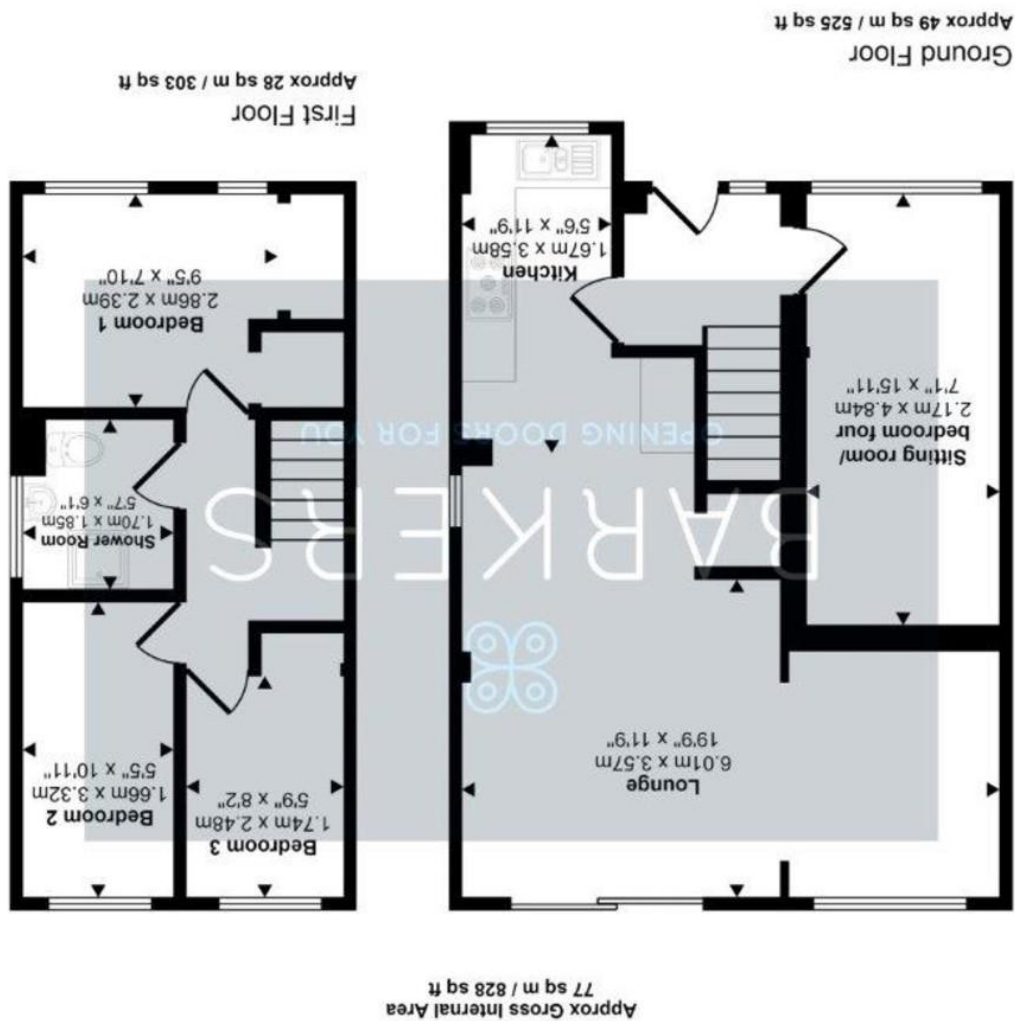


Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G
67	D
82	B
Current	Potential



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



BARKERS
OPENING DOORS FOR YOU



59 Cloverville Approach

Bradford, BD6 1ET

Asking Price Of £225,000

- ⊗ DETACHED FAMILY HOME
- ⊗ NO CHAIN
- ⊗ ENTRANCE HALL
- ⊗ SITTING ROOM/STUDY
- ⊗ THREE FIRST FLOOR BEDROOMS
- ⊗ SHOWER ROOM
- ⊗ DRIVEWAY & GARDENS
- ⊗ KITCHEN, LOUNGE, DINING ROOM



Full Description

DESCRIPTION

Offered for sale with NO CHAIN is this well presented 3/4 bed roomed detached family home which has potential to extend subject to the necessary consents. Ideally situated within easy reach of local amenities, schools, bus routes and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, sitting room/study/bedroom 4, kitchen open to the lounge with an archway leading to the dining area, three first floor bedrooms and shower room. Externally there is a driveway providing private parking and gardens to the front and rear.

ENTRANCE HALL

Solid wood front door leading into the entrance hall with laminate flooring, doors leading off into the kitchen, sitting/dining room, ground floor bedroom and stairs to the first floor.

KITCHEN/OPEN PLAN LOUNGE

5' 6" x 11' 9" (1.68m x 3.58m)

Fitted with wall and base units, complementary work surfaces, tiled splashbacks, inset one and half bowl stainless steel sink with mixer tap, 5 ring gas hob with extractor over, electric oven, plumbing for automatic washing machine, wood stripped flooring.

LOUNGE AREA

19' 9" x 11' 9" (6.02m x 3.58m)

Featuring a wood burner mounted on a stone hearth, spotlights, sliding patio doors leading into the rear garden, understairs storage area, wood stripped flooring, archway leading into dining area.

SITTING ROOM/BEDROOM FOUR

7' 1" x 15' 11" (2.16m x 4.85m)

To the front of the property.

LANDING

Stairs leading to the first floor landing with doors leading off into three bedrooms and house bathroom. Loft access point.

BEDROOM ONE

9' 5" x 7' 10" (2.87m x 2.39m)

Double bedroom to the front of the property with walk in storage area.

BEDROOM TWO

5' 5" x 10' 11" (1.65m x 3.33m)

Double bedroom to the rear of the property.

BEDROOM THREE

5' 9" x 8' 2" (1.75m x 2.49m)

Single bedroom to the rear of the property.



SHOWER ROOM

5' 7" x 6' 1" (1.7m x 1.85m)

Fitted with modern white three piece suite comprising low flush WC, pedestal hand wash basin, walk in shower cubicle, fully tiled walls and flooring, ceiling spotlights.

EXTERIOR

Driveway to the front of the property with lawned garden. To the rear of the property is a large enclosed garden with access to the side of the property, paved patio area ideal for outside entertaining, garden shed.

DIRECTIONS

From our Birkenshaw office head south east towards Royd Walk, turn right onto Whitehall Road/A58 at Chain Bar roundabout take the 5th exit onto M606 slip road to Bradford/Euroway Estate/Leeds Bradford Airport at junction 3 take the A6177 exit to Ring Road West at Staithgate roundabout take the 2nd exit onto Rooley Avenue/A6036 at Odsal Top take the 3rd exit onto Halifax Road/A6036 then turn left onto Netherlands Avenue then right onto Cloverville Approach, take a turn right and the property will be identified by our For Sale board.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

