



76 Welbeck Drive

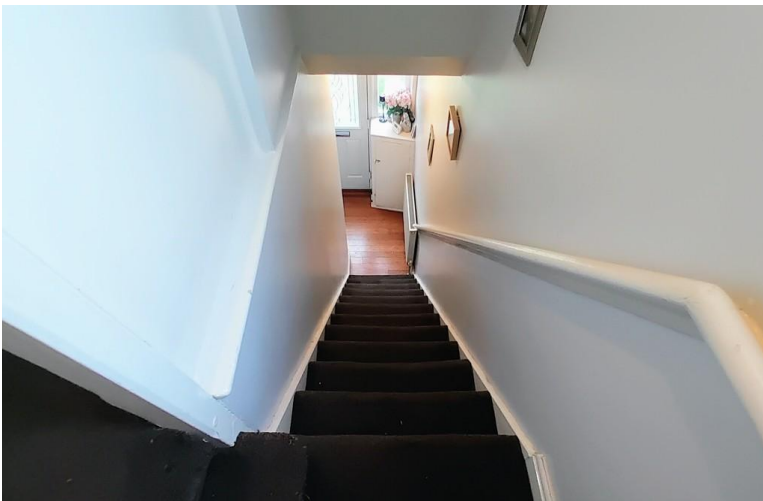
- THREE BEDROOM SEMI-DETACHED
- CORNER PLOT
- DRIVEWAY
- SINGLE GARAGE

£200,000

EPC Rating '63'



76 Welbeck Drive, Bradford, BD7 4BX



Property Description

**** THREE BEDROOM SEMI DETACHED ** LARGE CORNER PLOT ** WELL MAINTAINED & PRESENTED ** MODERN KITCHEN & BATHROOM ** DRIVE & GARAGE **** This attractive semi-detached property sits on a corner position and has been fully refurbished in recent years, to include a new roof and skylight window, new doors, new kitchen, new bathroom, re-rendered, new garage doors and garage roof. A very popular area and offering potential to extend, as several neighbouring properties have done (subject to securing the required planning consents). Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, Three Bedrooms & Bathroom. Gardens to three sides, driveway & garage. Arrange your viewing ASAP.

ENTRANCE HALL

Stairs lead off to the first floor, central heating radiator and a door to the lounge. Oak flooring that runs throughout the ground floor.



LOUNGE

12' 8" x 12' 2" (3.86m x 3.71m) Modern electric fire set in a Sandstone fireplace, oak flooring, window to the front elevation and a central heating radiator.

KITCHEN/DINER

15' 2" x 9' 1" (4.62m x 2.77m) Fitted with a good range of base and wall units in a high-gloss finish. Integrated appliances include a fridge, electric oven, gas hob and chimney style extractor. Laminate working surfaces with matching splash-backs, stainless steel sink & drainer and plumbing for a washing machine. There are French doors leading out to the rear garden, oak flooring and windows to the side and rear elevations. Central heating radiator and a useful under-stairs store area.

FIRST FLOOR LANDING

Window to the side elevation and access to the bedrooms & bathroom.

BEDROOM ONE

12' 1" x 9' 5" (3.68m x 2.87m) Window to the front elevation and a central heating radiator.

BEDROOM TWO

10' 1" x 8' 9" (3.07m x 2.67m) Window to the rear elevation and a central heating radiator.

BEDROOM THREE

9' 3" x 5' 5" (2.82m x 1.65m) Window to the front elevation and a central heating radiator. Loft hatch.

BATHROOM

A modern, fully tiled bathroom comprising of a panelled bath with shower tap attachment and glass screen, pedestal washbasin and WC. Tiled floor, window to the rear elevation and a chrome heated towel rail. There is a useful airing cupboard housing the central heating boiler.

LOFT

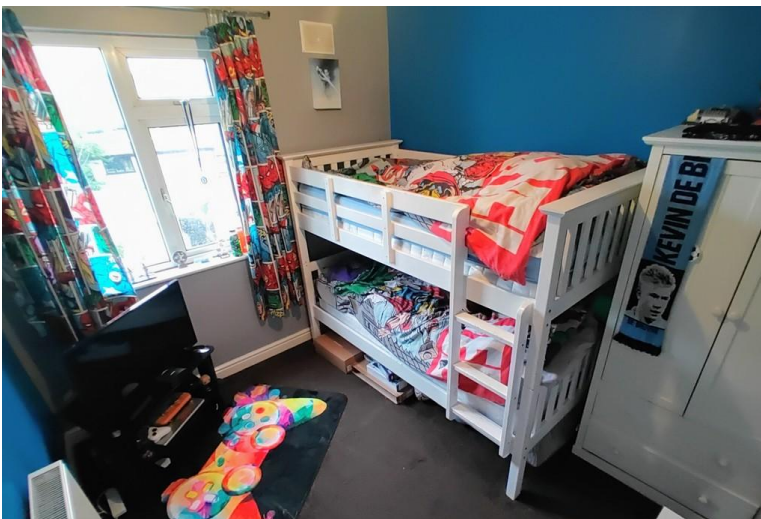
A part boarded loft, accessed via drop down ladder with a skylight window, offering further potential.

EXTERNAL

To the front and side of the property is a large garden area, mainly laid to lawn and a tarmac driveway for two cars leading to a detached, single garage. To the rear is a smaller garden with artificial grass and a patio area.

PLEASE NOTE

The property is currently tenanted and the tenants have been given notice. Can be sold with the sitting tenant if required.





FREEHOLD

COUNCIL TAX BAND 'B'



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.

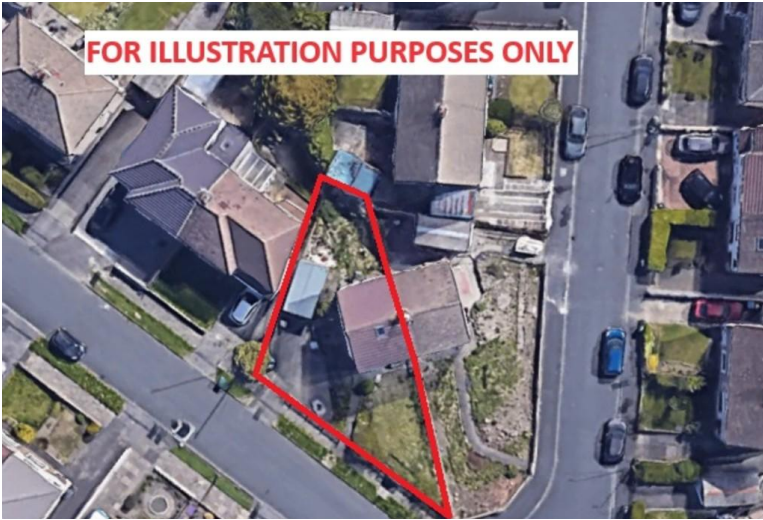


VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



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		
A (92+)		
B (81-91)		83
C (69-80)		
D (55-68)	63	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements