



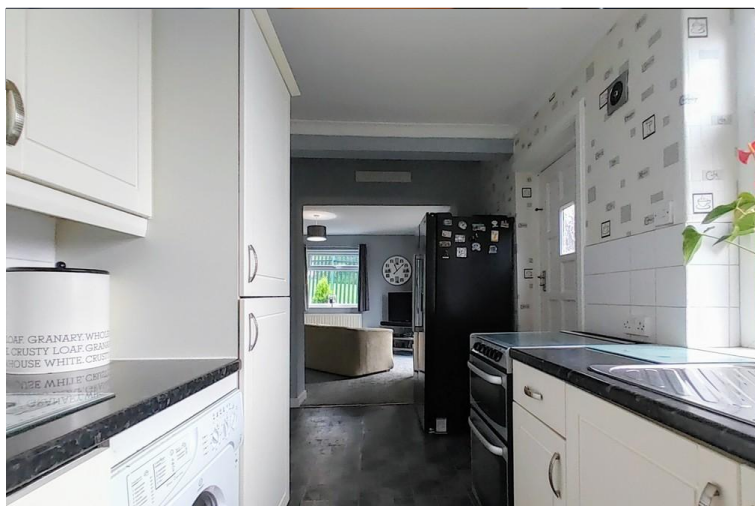
**50 Bull Royd Lane**

- FOUR BEDROOM SEMI DETACHED
- TWO STOREY EXTENSION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

**£250,000**

**EPC Rating '68'**





## Property Description

**\*\* EXTENDED FOUR BEDROOM SEMI DETACHED \*\***  
**TWO RECEPTION ROOMS \*\* OFF-ROAD PARKING \*\***  
**GAS CH & UPVC DG \*\*** This spacious semi detached on Bull Royd Lane is located in superb position it is in within walking distance to a primary school and Bradford Girls Grammar School, and within a few minutes drive of supermarkets, schools, the city centre and a variety of local amenities. Available with NO CHAIN and benefitting from a block-paved driveway, ground floor WC, two reception rooms and offering 'ready to move in' accommodation. Briefly comprising of: Entrance Hall Lounge, Kitchen, WC, Dining Room/Sitting Room, Garage/Store, first floor - four Bedrooms & Bathroom. Gardens front & rear, and off-road parking.

### ENTRANCE HALL

Stairs lead off to the first floor and there are doors to the WC and door to the lounge.





#### LOUNGE

13' 4" x 12' 7" (4.06m x 3.84m) Wrought iron period style living-flame gas fire with a granite hearth and an oak fire surround. Oak flooring, central heating radiator and a bay window to the front elevation.

#### KITCHEN

15' 10" x 6' 7" (4.83m x 2.01m) Fitted with a range of base and wall units, laminated working surfaces and splash-back wall tiling. Stainless steel one and a half bowl sink & drainer, gas cooker point, washing machine plumbing and a window to the rear elevation. Useful under-stairs store cupboard and a door to the rear garden. Open to:



#### DINING ROOM / SITTING ROOM

13' 6" x 11' 10" (4.11m x 3.61m) Window to the side elevation and French doors leading out to the rear garden. Central heating radiator and a door to the garage/store.

#### GARAGE/STORE

8' 0" x 6' 4" (2.44m x 1.93m) Currently used for storage and housing the central heating boiler. 'Up and over' door to the front. Please note - this is for storage only and will not fit a car.

#### FIRST FLOOR

Spacious landing with pen spindle balustrade and space for a desk/study area. Access to the loft space and a window to the rear elevation.



#### BEDROOM ONE

13' 7" x 10' 0" (4.14m x 3.05m) Window to the front elevation and 'wall-to-wall' fitted wardrobes and cupboards providing ample storage space. Central heating radiator.

#### BEDROOM TWO

12' 0" x 8' 7" (3.66m x 2.62m) Window to the front elevation and a central heating radiator.

#### BEDROOM THREE

8' 7" x 8' 6" (2.62m x 2.59m) Window to the rear elevation and a central heating radiator.

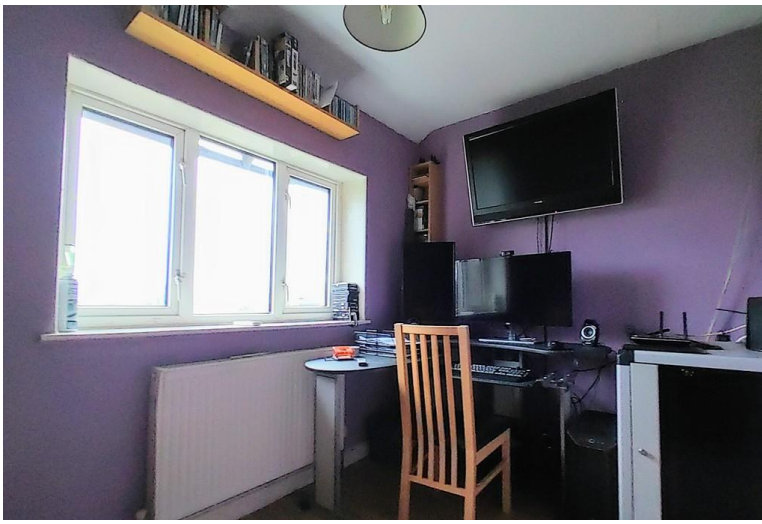


#### BEDROOM FOUR

10' 0" x 6' 10" (3.05m x 2.08m) Currently used as an office. Window to the rear elevation and a central heating radiator.

#### BATHROOM

Three piece white bathroom suite, comprising of a jacuzzi bath with a shower over and a folding shower screen, pedestal washbasin and WC. Airing cupboard, central heating radiator and a window to the front elevation.



#### EXTERNAL

To the front of the property is a lawn with flowerbed borders and a block-paved driveway, currently providing off road parking for two cars. A lawned area leads down the side of the house to a lockable gate. To the rear is a decked patio and steps down to a gravelled area and a further paved patio.

BAND B COUNCIL TAX

FREEHOLD



#### 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.

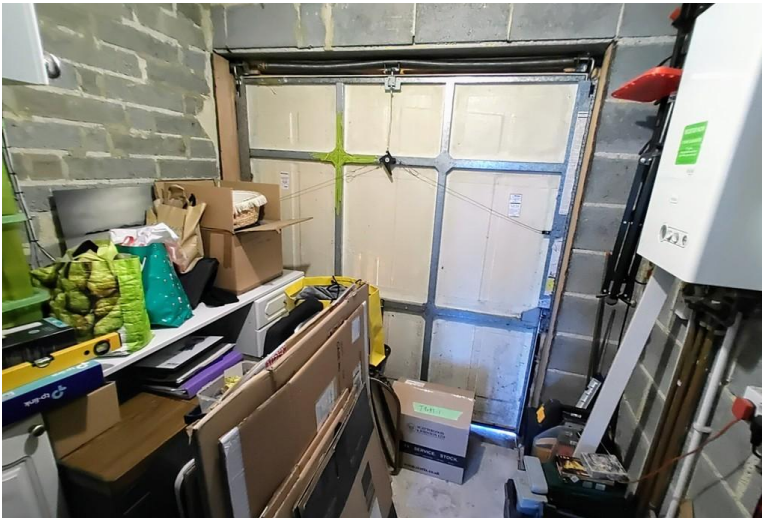


**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**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+)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
WWW.EPC4U.COM	

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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 are 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