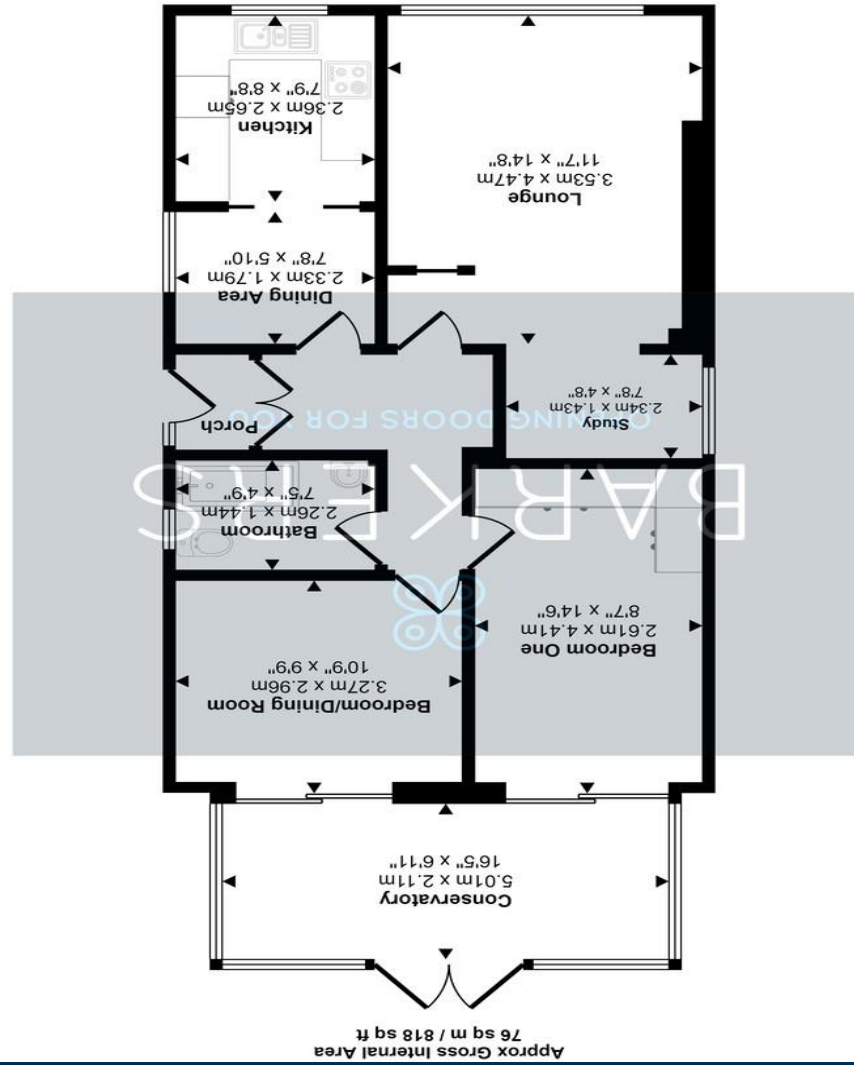


Floorplan



**BARKERS**  
OPENING DOORS FOR YOU



## 23 Montserrat Road

Bradford, BD4 0QB

Asking Price Of £199,995

- DETACHED BUNGALOW
- OFFERED FOR SALE WITH NO CHAIN
- AMPLE PRIVATE PARKING, DETACHED GARAGE
- GARDENS FRONT & REAR
- LOUNGE, DINING KITCHEN
- TWO BEDROOMS
- BEDROOM TWO CURRENTLY BEING USED AS A DINING ROOM
- CONSERVATORY
- HOUSE BATHROOM





## Full Description

Offered for sale with NO CHAIN is this well presented detached true bungalow situated in a quiet location and must be viewed to be appreciated. Occupying a good sized plot this wonderful property has a substantial driveway providing ample private parking, detached garage and gardens to the front and rear. Ideally situated within easy reach of local amenities, bus routes, shops and just minutes from junction 27 of the M62 motorway network. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance porch, entrance hall, dining kitchen, lounge, two bedrooms (the second bedroom currently being used as a dining room), conservatory and house bathroom.

### ENTRANCE PORCH

A part glazed external door leads into the entrance porch which has a door leading into the entrance hall.

### ENTRANCE HALL

Doors lead to the dining kitchen, lounge, two bedrooms and bathroom. Loft access point.

### DINING KITCHEN

8' 8" x 7' 9" (2.64m x 2.36m)

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and a stainless steel sink with a mixer tap. Electric double oven, gas hob with a built-in extractor over, plumbing for a washing machine and space for a fridge/freezer. Inset spotlights to the ceiling and laminate flooring. The dining area measures 7'8" x 5'10".

### LOUNGE

Featuring a fireplace with an electric fire, inset spotlights to the ceiling and a feature floor to ceiling window to the front elevation allowing plentiful natural light. An archway leads to a study area measuring 7'8" x 4'8".

### BEDROOM ONE

14' 6" x 8' 7" (4.42m x 2.62m)

Double room with built-in wardrobes providing plentiful storage, inset spotlights to the ceiling and sliding patio doors lead into the conservatory.

### BEDROOM TWO/DINING ROOM

10' 9" x 9' 9" (3.28m x 2.97m)

Double room with laminate flooring and sliding patio doors lead into the conservatory. This room is currently being used as a dining room.

### CONSERVATORY

16' 5" x 6' 11" (5m x 2.11m)

With wood flooring, inset spotlights to the ceiling and French doors lead out to the rear garden.

### HOUSE BATHROOM

7' 5" x 4' 9" (2.26m x 1.45m)

Fitted with a three piece suite which comprises of a bath with a mixer shower tap, W.C. and wash basin. Tiled walls and flooring.



### EXTERIOR

To the front of the property there is a substantial driveway which offers plentiful private parking and leads to a detached garage. The front garden is pebbled with a selection of mature plants and shrubs.

At the rear there is a low maintenance enclosed garden which is mostly paved with rockeries and raised planters.

### DIRECTIONS

From our Birkenshaw office head north-west on Old Lane towards Woodlands Fold turn left onto Town Street then right onto Bradford Road/A651 then turn right onto North View Road then left onto Westgate Hill Street, turn right onto Denbrook Avenue then left onto Montserrat Road where the property will be identified in the left.

### ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - C

