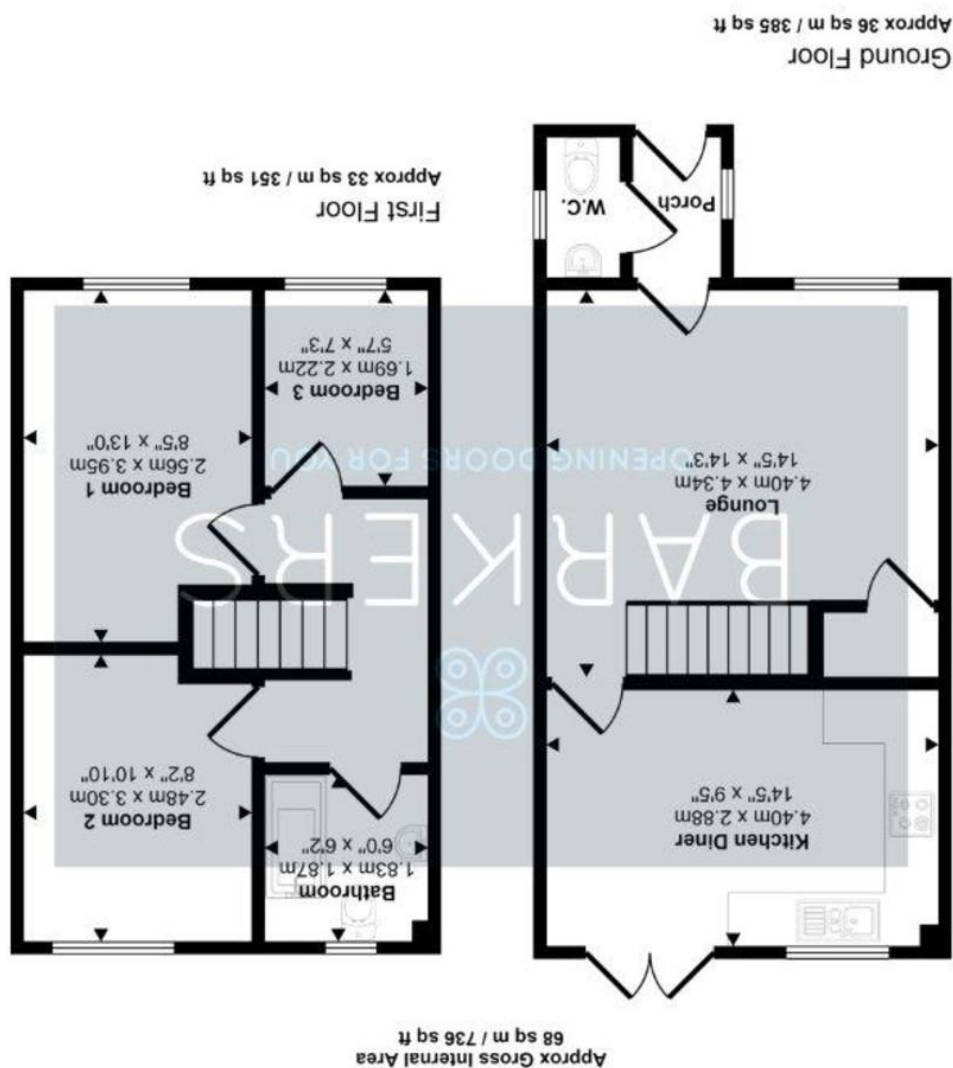


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

82 B

95 A

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.



## 12 Calverley Crescent

Bradford, BD4 0BW

Asking Price £185,000

- MODERN SEMI DETACHED HOUSE
- THREE BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARDENS FRONT & REAR
- OFF STREET PARKING
- NHBC WARRANTY
- GOOD LOCATION



## Full Description

Barkers have pleasure in offer For Sale this Modern Three Bedroom semi detached property, situated in this convenient location, providing access to the local amenities and transport links. The property benefits from gas central heating, uPVC double glazing, gardens front and rear with off road parking. The property briefly comprises; entrance hall, downstairs cloakroom, lounge, dining kitchen and to the first floor; landing with loft access point, three bedrooms and bathroom.

### ENTRANCE HALL

With wood effect flooring. Doors to lounge and cloaks/WC.

### CLOAKS/WC

With WC and wash hand basin. Wood effect flooring.

### LOUNGE

14' 5" x 14' 2" (4.40m x 4.34m)

Spacious room with stairs to first floor. Door to kitchen.

### DINING KITCHEN

14' 5" x 9' 5" (4.40m x 2.88m)

Featuring a range of wall and base units, plumbing for automatic washing machine and plumbing for dishwasher. Space for fridge/freezer, electric oven and ceramic hob, built in extractor, splashback tiling, stainless steel sink. French doors leading to the rear garden.

### FIRST FLOOR LANDING

Loft access point. Doors to three bedrooms and bathroom.

### BEDROOM ONE

8' 4" x 12' 11" (2.56m x 3.95m)

Double bedroom.

### BEDROOM TWO

8' 1" x 10' 9" (2.48m x 3.30m)

Double bedroom.

### BEDROOM THREE

5' 6" x 7' 3" (1.69m x 2.22m)

Single bedroom

### BATHROOM

6' 0" x 6' 1" (1.83m x 1.87m)

Featuring a wash hand basin, bath with shower over with rain water shower head, part acrylic panelled wall and vinyl floor.

### OUTSIDE

To the front of the property there is an open plan lawned garden with path leading to the front door and driveway to the side, providing ample parking. To the rear the garden is enclosed with paved patio area, lawn and garden shed.

### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

