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## 27 Middlebrook Crescent

- IDEAL FAMILY HOME
- TWO RECEPTION ROOMS
- AMAZING LOCATION
- DRIVE WAY AND GARAGE

**£199,950**

EPC Rating 'D'





## Property Description

**\*\* SPACIOUS THREE BEDROOM SEMI DETACHED \*\*  
GARDENS, GARAGE & DRIVEWAY \*\*** This semi-detached sits on a good-sized plot, along with gas central heating, UPVC double glazing, conservatory and offers 'ready to move in' accommodation. Briefly comprising of: Entrance Hall, Lounge, Diner, Bathroom and Kitchen, first floor - three Bedrooms. Located in the popular Middlebrook area of BD8 with easy access to schools, local amenities and transport links.

### ENTRANCE HALL

Stairs off to the first floor, central heating radiator and doors to the lounge and kitchen and two storage cupboards.

### LIVING ROOM

Spacious room with window to side elevation, plus an electric fireplace.

### DINING ROOM

Access to external garden.



#### KITCHEN

Modern kitchen with window to front elevation.

#### GROUND FLOOR BATHROOM

Hand wash basin, Bath with overhead rainfall shower. Window to the rear of the property.

#### FIRST FLOOR LANDING

Window to the side elevation and space for study.

#### BEDROOM ONE

Window to the front elevation and fitted wardrobes access to water, plus a central heating radiator.

#### BEDROOM TWO

Central heating radiator and a window to the side elevation.

#### BEDROOM THREE

Central heating radiator and a window to the side elevation.

#### EXTERNAL

Good sized rear garden with paved area and lawn. Driveway and garage to the front elevation



#### DIRECTIONS:

#### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

11 Green End  
 Clayton  
 Bradford  
 West Yorkshire  
 BD14 6BA

www.whitneys.co.uk  
 sales@whitneys.uk.com  
 01274880019

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