



St. Abbs Walk, Bradford BD6 1EP

- THREE BEDROOM SEMI DETACHED PROPERTY
- LARGE CORNER PLOT POSITION
- MODERN FIXTURES AND FITTINGS THROUGHOUT
- WELL MAINTAINED GARDENS
- OVERLOOKING THE GREEN
- POTENTIAL TO EXTEND SUBJECT TO PLANNING
- DOUBLE DRIVEWAY
- DETACHED GARAGE

£164,950

EPC Rating '72'





Property Description

EARLY VIEWING RECOMMENDED for this immaculately presented THREE BEDROOM SEMI DETACHED property occupying a LARGE CORNER PLOT position. MODERN fixtures and fittings throughout and finished to a high standard. LARGE MAINTAINED GARDENS to three sides, ideal for an EXTENSION subject to planning. Also offers a DOUBLE DRIVEWAY and DETACHED GARAGE. OVERLOOKING THE GREEN and LONG DISTANCE VIEWS to the front. The property must be viewed internally to fully appreciate the high standard of accommodation on offer.

The property briefly comprises; Entrance Hall, 17' Lounge, 18' Dining Kitchen, First Floor Landing, Three First Floor Bedrooms, Family Bathroom and a separate WC.

ENTRANCE HALL Storage cupboard under the stairs and stairs to the first floor.

LOUNGE 17' 0" x 12' 4" (5.18m x 3.76m) Feature fire





surround with gas fire, sliding doors separating the lounge and diner, window to the front elevation.

KITCHEN/DINER 19' x 11' 9" (5.79m x 3.58m)
Modern new open plan kitchen diner in grey gloss finish and under floor heating, integrated appliances, double oven, induction hob and storage cupboard housing the boiler. Built in seating bench with storage. French doors leading to a private patio.

FIRST FLOOR LANDING Loft access with pull down ladder.

BEDROOM ONE 10' 9" x 14' 2" (3.28m x 4.32m)
Window to the front elevation.



BEDROOM TWO 10' 6" x 11' 11" (3.2m x 3.63m)
Double bedroom with built in sliding wardrobes. Overlooking the patio. Window to the rear elevation.

BEDROOM THREE 10' 2" x 7' 9" (3.1m x 2.36m) With built in wardrobes and window to the front elevation.

BATHROOM Modern three piece suite with shower over the bath, fully tiled, laminate floor and a heated towel rail.

CLOAKROOM Low flush WC.



EXTERIOR Sat on a good sized corner plot, the property offers scope to add a conservatory to the side or create a substantial extension, subject to planning regulations. The front and side of the property is laid to lawn and has a wall and fence boundary. To the rear is a good sized off road parking area for several cars, private patio area and a single detached garage.

PLEASE NOTE - This is a Harron Homes Part Exchange Property which is subject to a £250.00 deposit on reservation.



