



**23 Poplar View, Bradford, BD7 4PH**

**Offers Over £115,000**

**Walker Singleton**  
Chartered Surveyors



## 23 Poplar View, Bradford, BD7 4PH

Situated upon this popular cul-de-sac and enjoying far reaching views across Bradford to the rear is this three bedroom semi detached residence. Boasting an open plan kitchen diner with adjacent utility area, this home ticks many boxes on a first time buyer or young growing families wish list. With off road parking to the front and a low maintenance garden to the rear, this home is situated in the popular area of Horton Bank Top which is served by a range of local amenities and is convenient for access to Bradford City Centre. The property briefly comprises of an entrance hall, lounge, kitchen diner, three bedrooms and house bathroom. Book your early internal inspection immediately to avoid disappointment.

### Entrance Hall

Access through a uPVC door with a useful under stairs storage cupboard.

### Lounge

9'10" x 11'4" (3.02m x 3.47m)

The main focal point of the room is the coal effect gas fire place. With a uPVC double glazed bay window to the front elevation, central heating radiator and carpeted floor coverings.

### Kitchen Diner

10'8" x 17'4" (3.26m x 5.3m)

Having a range of wall, drawer and base units with granite effect roll top work surfaces and an inset sink. Integral appliances include a dish washer, electric oven and a four ring gas hob. With tile effect vinyl flooring and a uPVC double glazed window to the rear elevation.

### Utility Room

6'0" x 4'0" (1.85m x 1.24m)

Fitted with plumbing for an automated washing machine, wood effect vinyl flooring and a uPVC double glazed door and window.

### Landing

With a uPVC double glazed window to the side elevation and providing access to the loft via ceiling hatch which is partly boarded for storage.

### Master Bedroom

11'2" (max) x 10'9" (3.42m (max) x 3.29m)

Having a uPVC double glazed window to

the rear elevation enjoying far reaching views across Bradford, central heating radiator and carpeted floor coverings.

### Bedroom Two

11'2" (max) x 9'10" (3.42m (max) x 3.01m)

With a uPVC double glazed window to the front elevation, central heating radiator and carpeted floor coverings.

### Bedroom Three

7'4" x 6'7" (2.24m x 2.01m)

Having a uPVC double glazed window to the front elevation, central heating radiator and carpeted floor coverings.

### Bathroom

A three piece suit comprising of a low flush WC, pedestal wash hand basin and panelled bath with overlying shower attachment. With tiled splash backs and flooring, a uPVC double glazed window to the rear elevation, central heating radiator and useful storage cupboard.

### External

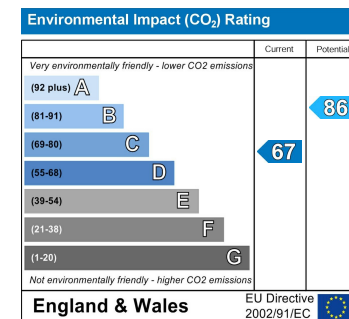
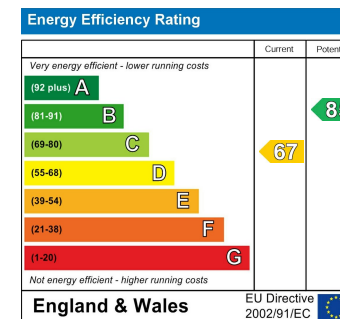
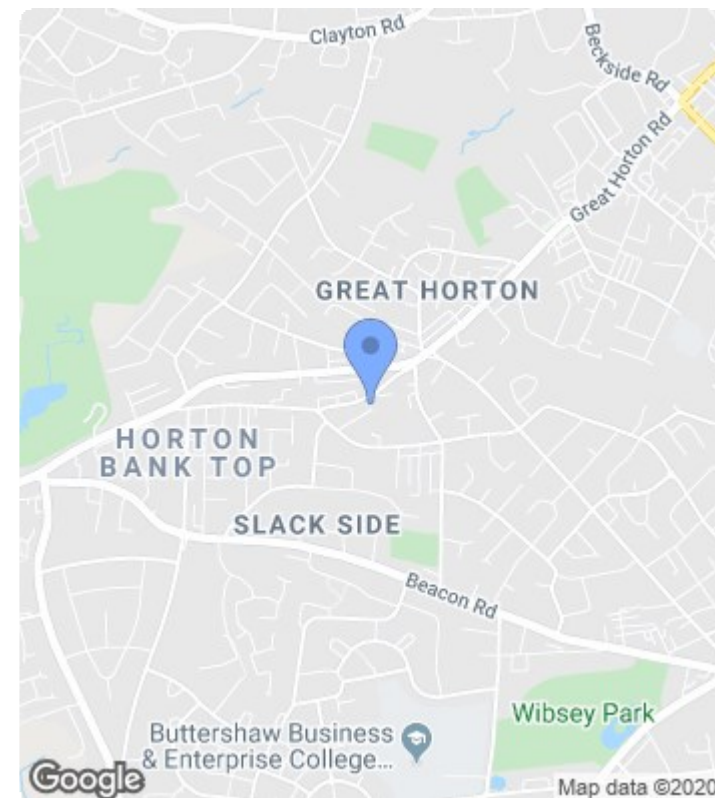
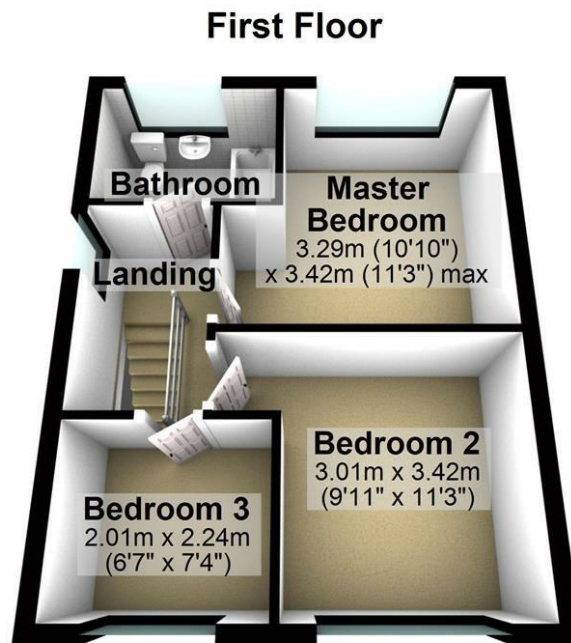
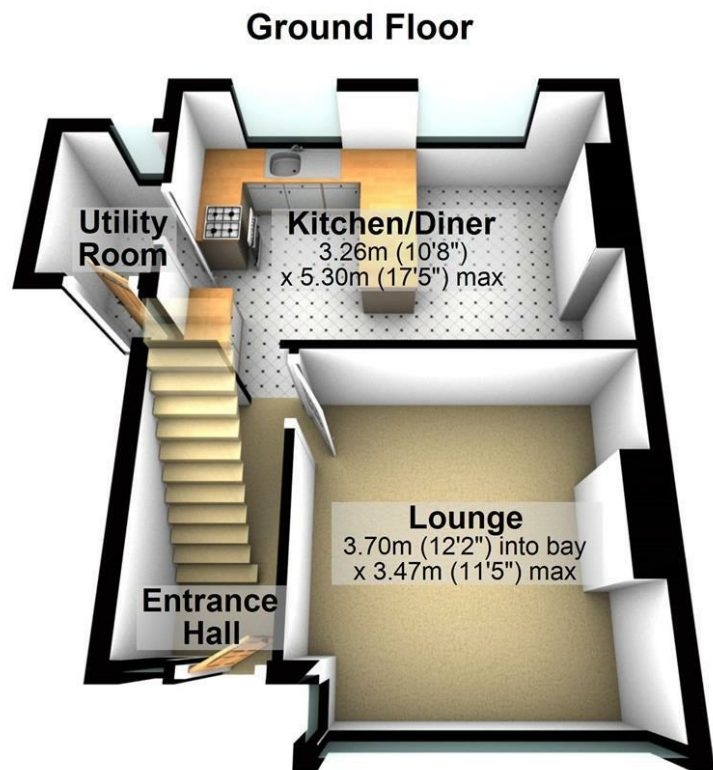
To the front the garden is mainly laid to lawn with a driveway to the side. To the rear the garden is low maintenance with tiered seating areas.

### Disclaimer

Please Note: None of the services or fittings and equipment has been tested and no warranties of any kind can be given; accordingly, prospective purchasers should bear this in mind when formulating their offers. Building regulations was not obtained for the

opening of the kitchen diner therefore an indemnity policy may be required. The Seller does not include in the sale any carpets, light fittings, floor covering, curtains, blinds furnishings, electrical/gas appliances (whether connected or not) unless expressly mentioned in these particulars as forming part of the sale.





## BRADFORD

Granby Barn, 90 High Street, Queensbury, Bradford, BD13 2PD

01274 452045

## HALIFAX

Property House, Lister Lane, Halifax, HX1 5AS

01422 430043

## HUDDERSFIELD

Oak House, New North Road, Huddersfield, HD1 5LG

01484 477606

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