



**bronte**  
estates

**Cooper Lane, Bradford BD6 3NS**

- TWO BEDROOM SEMI DETACHED BUNGALOW
- SET ON A GOOD SIZED PLOT
- LARGE ENCLOSED GARDENS
- COBBLED DRIVE FOR 4-5 CARS

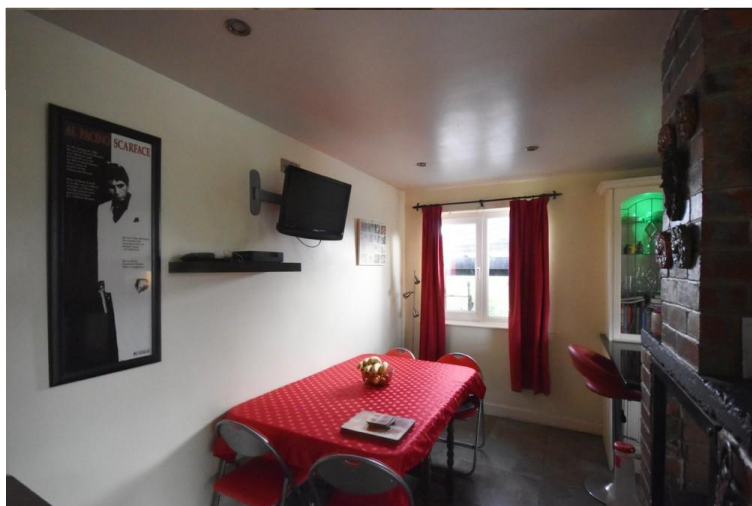
- OAK FLOORING & INTERNAL DOORS
- OCCASIONAL THIRD BEDROOM
- HOME OFFICE & UTILITY ROOM
- WORK SHOP AND CAR PORT

**£160,000**

EPC Rating '61'







## Property Description

This WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW has it all! VIEWING IS ESSENTIAL! Set on a LARGE PLOT and boasting some luxury features such as SOLID OAK FLOORING & DOORS, JACUZZI BATH, TWO SOLID FUEL STOVES & FITTED BEDROOM FURNITURE.

The property is set back from the main road and accessed via wrought iron gates leading on to a cobbled drive way for 4-5 cars. Internally the property has been fully renovated in recent years and offers an ideal retirement or small family home. To the rear is an enclosed and private rear garden with a pleasant outlook. Burglar Alarm, CCTV system and all curtains and poles are included in the sale.

Briefly comprising of: Entrance Porch, Entrance Hall with opening to Dining Kitchen, Lounge, Rear Porch, Utility Room & Workshop, Two Ground Floor Bedrooms, Bathroom and an Attic Room accessed via a drop down ladder that is currently utilised as a home office. Sizeable gardens to front and rear and ample



off-road parking.

#### PORCH

UPVC porch to the front elevation with internal door leading to the hall way.

#### ENTRANCE HALL

13' 3" x 4' 10" (4.04m x 1.47m) Tiled flooring, central heating radiator, loft hatch and an opening to the dining kitchen.

#### LOUNGE

14' 1" x 10' 11" (4.29m x 3.33m) A cosy sitting room with the added benefit of a cast iron solid fuel stove, set in a feature brick surround. Solid oak flooring, ceiling spotlights, radiator and a window to the rear elevation.



#### DINING KITCHEN

18' 2" x 11' 10" (5.54m x 3.61m) An impressive open plan kitchen with a large central island unit housing a sink/drain, integrated fridge and dishwasher. Luxury black granite work surfaces and a good range of fitted wall and base units in a cream colour finish with complimentary wall tiling. A feature brick fireplace with an impressive double-sided solid fuel stove separates the kitchen and dining area. Tiled floor, ceiling spotlights and windows to the side and rear elevation. Exterior door leading in to a UPVC porch with access to the utility room and rear garden.



The kitchen/diner was previously two separate rooms. If the new owner desired, the wall could be reinstated to create either a third bedroom or a separate dining room.

#### REAR PORCH

UPVC porch giving access to the rear garden and through to the utility room and workshop.

#### UTILITY ROOM

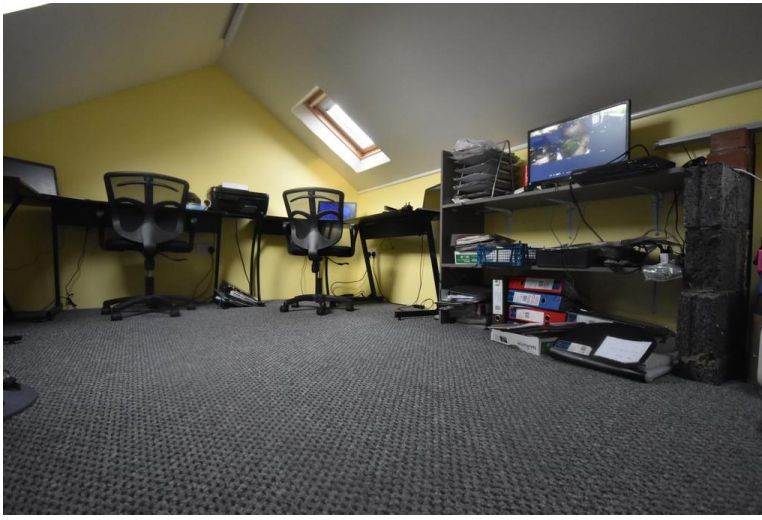
9' 7" x 8' 4" (2.92m x 2.54m) Previously a garage that has been split in to a utility room and work shop/store. Fitted base units with contrasting work surfaces and a stainless steel sink and drainer. Central heating boiler, washing machine plumbing and a window to the rear elevation. Opening to the workshop.



#### WORKSHOP

Previously one half of the garage with the original up and over garage door remaining.





#### BEDROOM ONE

10' 10" x 9' 0" (3.3m x 2.74m) Measurement taken from the front of the fitted wardrobes. Wall to wall modern fitted wardrobes with sliding doors and spot lights above, providing ample hanging and storage space. Solid oak floor, radiator and window to the front elevation.

#### BEDROOM TWO

9' 7" x 8' 11" (2.92m x 2.72m) Measurement taken from the front of the fitted wardrobes. Wall to wall modern fitted wardrobes with sliding doors and spot lights above, providing ample hanging and storage space. Solid oak floor, radiator and window to the front elevation.



#### ATTIC ROOM

14' 4" x 9' 5" (4.37m x 2.87m) Accessed via a drop down ladder from the hall. A useable space that is fully decorated and carpeted, with the benefit of three velux windows, power and light plus a walk-in storage cupboard. Currently used as a home office but could be utilised as an occasional bedroom.

#### BATHROOM

A fully tiled bathroom with a modern white three piece suite, comprising of a 'P' shape Jacuzzi bath, wash basin set in a vanity unit and a low flush WC. Thermostatic shower with a large rainfall shower head and a separate smaller shower head. Window to the rear, ceiling spotlights and a chrome heated towel rail.



#### EXTERIOR

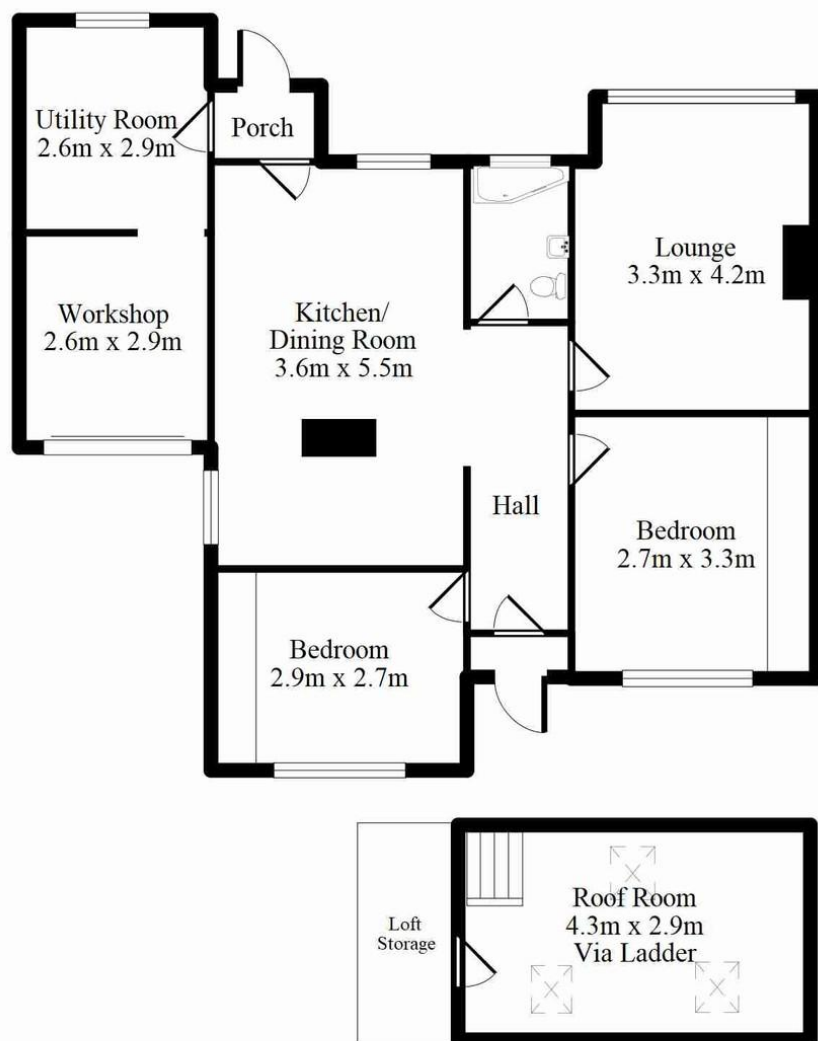
To the front of the property is a large cobbled driveway with a carport and secure wrought iron fencing and gates. Parking for 4-5 cars, lawn, flowerbeds, mature trees and shrubs. Pathway to the rear garden.

At the rear is a large private garden comprising of a paved patio area, two ponds and steps leading down to lower level with several raised flower beds and lawn. The garden has a pleasant outlook and is fully enclosed with stone wall and fence boundary. Mature trees, shrubs and plants.









Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPM2019

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.