



## Parkfield Road, Manningham

**£495,000**

\* VICTORIAN STONE BUILT SEMI DETACHED \* SEVEN BEDROOMS \* OVER FOUR FLOORS \*  
\* THREE BATH/SHOWER ROOMS \* THREE KITCHENS \* TWO RECEPTION ROOMS \*  
\* LOADS OF ORIGINAL CHARACTER \* CLOSE TO WELL REGARDED BRADFORD GRAMMAR SCHOOL \*  
A fantastic opportunity for the growing/extended family to purchase this characterful seven bedrooomed Victorian semi detached house.

Occupying a generous sized plot and provides ample parking with accommodation over four floors - this is truly one to view internally to appreciate its size!!!





**Entrance Porch**

**Cloakroom/WC**

With low suite wc and wash basin.

**Reception Hall**

With radiator.

**Lounge**

14'8" x 20'2" (4.47m x 6.15m)

With gas fire in ornate feature fireplace surround, radiator.

**Dining Kitchen**

19'10" x 10'2" (6.05m x 3.10m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel range style cooker, part tiled walls and radiator.

**Sitting Room**

13'10" x 15'8" (4.22m x 4.78m)

With gas fire in feature fireplace surround, laminated wood floor, radiator.

**Converted Basement**

Accessed via separate access hallway. With radiator.

**Lounge/Kitchen**

15'6" x 13'7" (4.72m x 4.14m)

Open plan modern wall and base units incorporating stainless steel sink unit, gas cooker point, plumbing for auto washer.

**Bedroom Seven**

19'10" x 12'3" (6.05m x 3.73m)

With two radiators.

**Shower Room**

With shower cubicle.

**Separate WC**

With low suite wc and wash basin.

**Utility Room One**

14'7" x 9'9" max (4.45m x 2.97m max)

With sink unit and store cupboard.

**Utility Room Two**

11'8" x 4'7" (3.56m x 1.40m)

**First Floor Landing**

**Bedroom One**

12'2" x 16'1" (3.71m x 4.90m)

With radiator.

**Shower Room**

Three piece modern white suite, tiled walls.

**Bedroom Two**

14'2" x 12'9" (4.32m x 3.89m)

With radiator.

**Bedroom Three**

16'10" x 14'9" (5.13m x 4.50m)

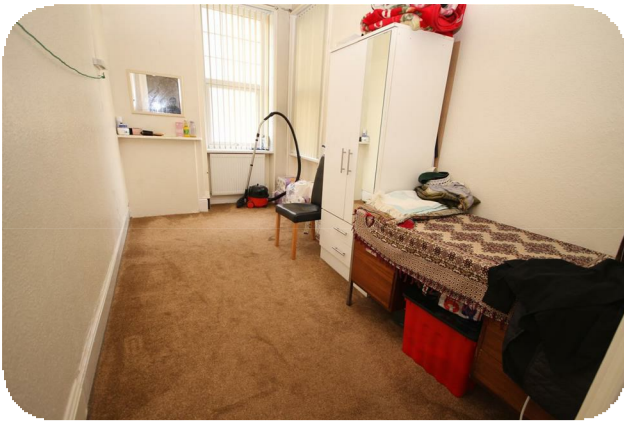
With radiator.

**Bedroom Four**

13'6" x 7'2" (4.11m x 2.18m)

With radiator.





## Second Floor

### Bedroom Five

13'5" x 13'4" (4.09m x 4.06m)  
With radiator.

### Bedroom Six

15'1" x 11'7" (4.60m x 3.53m)  
With radiator.

### Kitchen

14'2" x 6'9" (4.32m x 2.06m)  
Modern base units incorporating stainless steel sink unit, oven and hob, radiator.

### Bathroom

Three piece white suite, part tiled walls and radiator.

### Exterior

To the outside there is ample parking with secure gate, together with gardens to both front and rear.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout take the 2nd exit onto Thornton Rd/B6145, at the roundabout take the 2nd exit and stay on Thornton Rd/B6145, turn left onto Whetley Ln/A6177, turn left onto North Ave, left onto Parkfield Rd and the property will be seen displayed via our For Sale board.

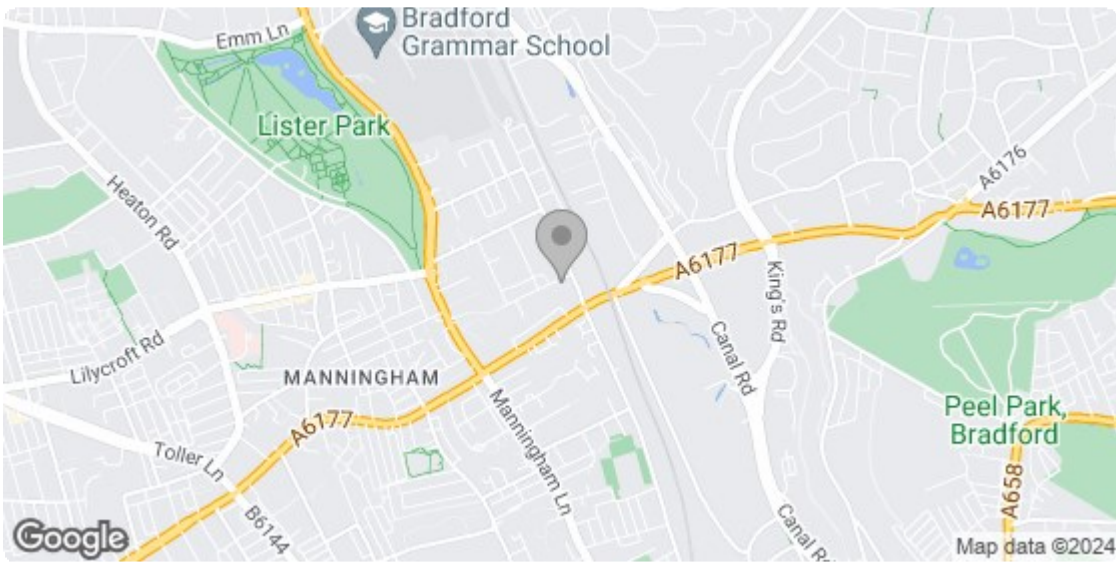
### TENURE

FREEHOLD

### Council Tax Band

D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)

