

MARSH & MARSH PROPERTIES

20 Harbour Crescent, Bradford, BD6 3QG

£140,000



****ATTENTION ALL YOUNG COUPLES/FAMILIES OR FIRST TIME BUYERS**** A TWO BEDROOM home situated in Wibsey, a neighbourhood that offers easy access to local shops, schools, and parks, making it a family-friendly area. Additionally, the location benefits from good transport links, including bus routes and proximity to the M62, facilitating convenient travel to Bradford city centre and surrounding areas. This charming property features a porch, a spacious lounge warmed by a gas fire and illuminated by a large UPVC bay window, a kitchen is designed for efficiency, and a rear entrance that provides convenient access to both the kitchen and the first floor. Moving upstairs the landing includes two storage cupboards and access to a partially boarded loft. The two double bedrooms offer ample space and natural light, with the master featuring a fitted wardrobe. The modern bathroom includes a three-piece suite, and elegant tiling. Externally, the property boasts a garage with power and light, an enclosed front garden with a well-kept lawn and mature plants, and a stone-flagged rear garden with a wooden decked area, perfect for relaxation and gatherings. This well-rounded home combines functionality with aesthetic appeal, making it an inviting retreat. An internal inspection is strongly advised.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

PORCH

A small porch with a UPVC door pairs modern practicality with the rustic charm of exposed stone. UPVC windows add light and insulation.

LIVING ROOM



The lounge includes a UPVC door for easy access and a gas fire as the focal point, providing warmth and a cozy atmosphere. A wall-mounted radiator adds extra heat, while decorative coving along the ceiling enhances the room's elegance. A large UPVC bay window helps to fill the room with natural light.

KITCHEN 3.3 x 3.6m (10'9 x 11'9)



The kitchen boasts practical under-stair storage

that optimizes space, while space and plumbing are provided for both a washing machine and a tall fridge freezer. An oven with a sleek extractor fan enhances cooking convenience, and a combination boiler installed in 2022 ensures efficient heating and hot water. Natural light floods the space through two UPVC windows, creating a bright and inviting atmosphere.



REAR ENTRANCE

The rear entrance features a UPVC door from the back garden, providing convenient access to the kitchen and the first floor.

LANDING

The landing features two useful storage cupboards, perfect for keeping belongings organized and out of sight. It also provides easy access to the partially boarded loft, maximizing space efficiency and ensuring convenient storage options.

BEDROOM ONE 3.5 x 4.2m (11'3 x 13'7)

The large double bedroom features a spacious layout that allows for a comfortable arrangement of furniture. A radiator ensures warmth during cooler months, adding to the room's coziness. The space is bright and airy, thanks to two UPVC

windows that flood the room with natural light.



BEDROOM TWO 4.2 x 3.4m (13'9 x 11'1)



The spacious double bedroom includes a fitted

wardrobe, providing ample storage for clothes and personal items. A radiator keeps the room warm during cooler months, enhancing its cozy atmosphere. Natural light fills the space through a UPVC window, creating a bright and inviting environment.

SHOWER ROOM



The bathroom features a modern three-piece suite, including a toilet and a stylish vanity sink unit for both functionality and aesthetics. A glass shower cubicle boasts a luxurious rainfall and handheld power shower, providing a refreshing bathing experience. The walls and floor are elegantly tiled, creating a clean and cohesive look, while ceiling spotlights illuminate the space beautifully. An extractor fan ensures proper ventilation, and a towel radiator adds warmth and comfort. A UPVC window allows natural light to brighten the room, enhancing its inviting atmosphere.

EXTERNAL GARAGE 2.5 x 5.4m (8'2 x 17'8)



The single garage features both power and light, ensuring a functional workspace. A window allows natural light to brighten the interior, while a sturdy door provides easy access and security. This

combination makes the garage a practical space for storage and/or projects.

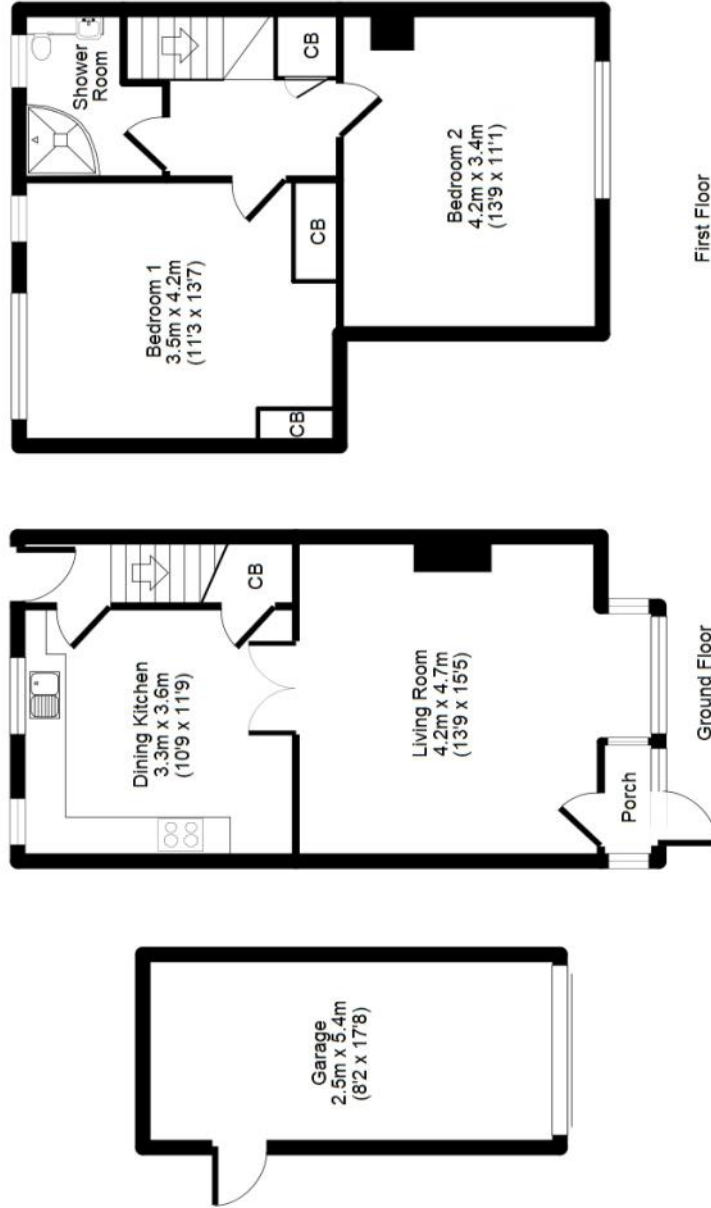


The enclosed front garden showcases a well-kept lawn that provides a lush, green backdrop for the space. Mature plants and vibrant flowers line the borders, adding colour and charm while creating a welcoming atmosphere. The enclosed stone-flagged rear garden provides a durable and attractive surface for outdoor activities. A wooden decked area offers a perfect spot for relaxation and entertaining, creating an inviting space for gatherings. The garden also includes a garage for convenient storage, while an outdoor tap ensures easy access to water for gardening and maintenance. This well-designed garden combines functionality and aesthetic appeal, making it a delightful outdoor retreat.



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

20 Harbour Crescent, Bradford, BD6 3QG



APPROX GROSS INTERNAL FLOOR AREA: 85 sq. m / 919 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

All images and dimensions are not intended to form part any contract or warranty.

(c) Marsh & Marsh Properties