



272 Beacon Road, Bradford, BD6 3DU

Offers Over £170,000

- THREE BEDROOM END OF TERRACE
- GARDENS TO FRONT AND REAR
- OUTBUILDING WITH POWER, LIGHTING AND PLUMBING
- AMPLE OFF-STREET PARKING
- IDEAL FOR FIRST TIME BUYERS & YOUNG PROFESSIONALS
- POPULAR RESIDENTIAL LOCATION
- EXCELLENT TRANSPORT LINKS
- WELL-PRESENTED THROUGHOUT

272 Beacon Road, Bradford BD6 3DU

THREE BEDROOM END TERRACED HOME WITH GARDENS TO FRONT AND REAR, AMPLE OFF-STREET PARKING FOR MULTIPLE VEHICLES AND AN OCCASIONAL ATTIC BEDROOM.



Council Tax Band: B



Property Description

IDEALLY LOCATED THREE BEDROOM END TERRACED HOME Brought to the market situated on the outskirts of Wibsey, BD6 is this IDEAL FIRST TIME BUYER HOME with EXCELLENT TRANSPORT LINKS in and out of neighbouring towns including Bradford and Halifax, has a NUMBER OF LOCAL AMENITIES NEARBY and is in the CATCHMENT AREA FOR A NUMBER OF NURSERIES/PRE-SCHOOLS, PRIMARY AND SECONDARY SCHOOLS. Briefly, the property internally comprising a porch, entrance hall, kitchen and TWO RECEPTION ROOMS to the ground floor, THREE BEDROOMS and family bathroom to the first floor with an OCCASIONAL ROOM/ATTIC BEDROOM to the second floor. Early internal viewings are heavily advised!

Accommodation

Ground Floor

Porch

A uPVC porch leading to the internal entrance hall, ideal for storing coats and shoes before entering the property.

Hallway

Leading to the kitchen and stairs to the first floor with gas central heating radiator and double glazed window to side.

Kitchen

5'04 x 11'10

A modern kitchen fitted with a number of wall and base units, space for fridge freezer, an integral electric fan oven with electric hob and extractor fan over, a sink and drainer, double glazed window and uPVC door to side giving access to the garden.

Living Room

11'01 x 11'03

A generously proportioned living room with a double glazed window to front, a gas central heating radiator, feature electric fire with wooden mantle surround with double doors leading to the dining room.

Dining Room

11'03 x 11'00

A second reception room, currently used for dining with built-in alcove storage, gas central heating and a double glazed window to rear.

First Floor

Landing

With a double glazed window to side, giving access to all rooms on the first floor and stairs to the second floor.

Bedroom One

10'11 x 11'08

The main double bedroom sits to the front elevation comprising a double glazed window over-looking the front garden and gas central heating.

Bedroom Two

11'01 x 8'09

A second double bedroom to the rear elevation with a built in wardrobe, gas central heating and a double glazed window to rear over-looking the rear garden.

Bedroom Three

5'08 x 7'01

A third single bedroom, ideal for a small child, currently used as a home office with a g double glazed window to front and gas central heating radiator.

Family Bathroom

A modern, fully tiled bathroom with a white three piece suite consisting of a bath with shower over, a w/c, a wash hand basin, heated towel rail and double glazed window to rear.

Second Floor

Attic Room

10'11 x 12'04

A converted loft space, ideal for a number of uses including guest/occasional room, home office and even further storage comprising a gas central heating radiator and Velux window.

External

The property sits on a generous plot with an enclosed garden to the front, mainly laid to lawn

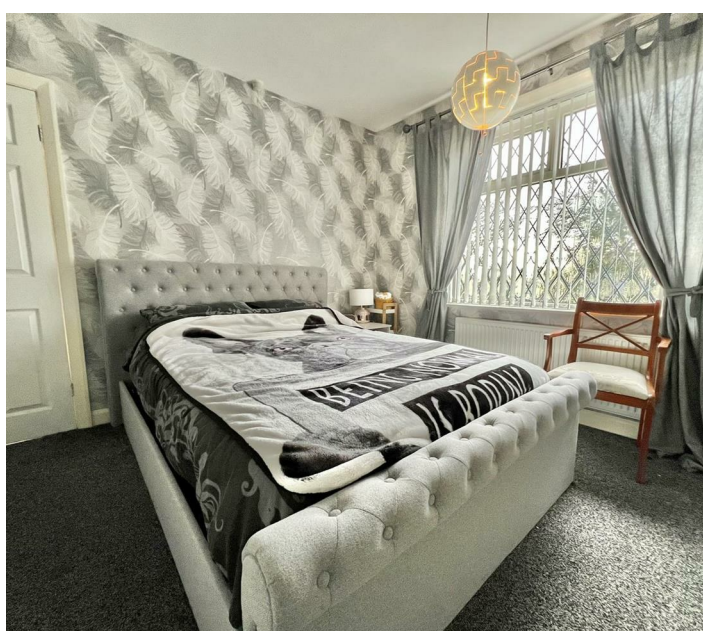
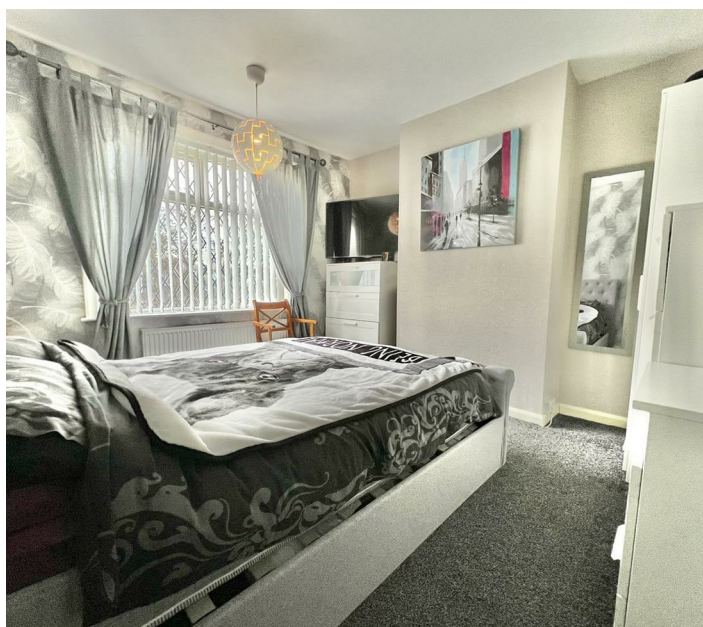
with mature garden surround and a pathway leading to the front door, side gate and then rear garden.

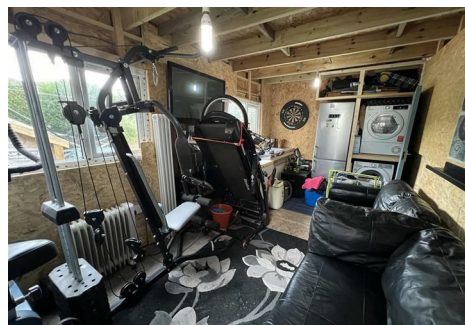
To the rear is a low maintenance, enclosed garden with built in storage cupboards and sheds, a raised decked seating area, a pagola currently housing a hot tub and a former garage (8'08 x 17'06) currently used as a summer house and utility space with power, lighting and double glazed windows.

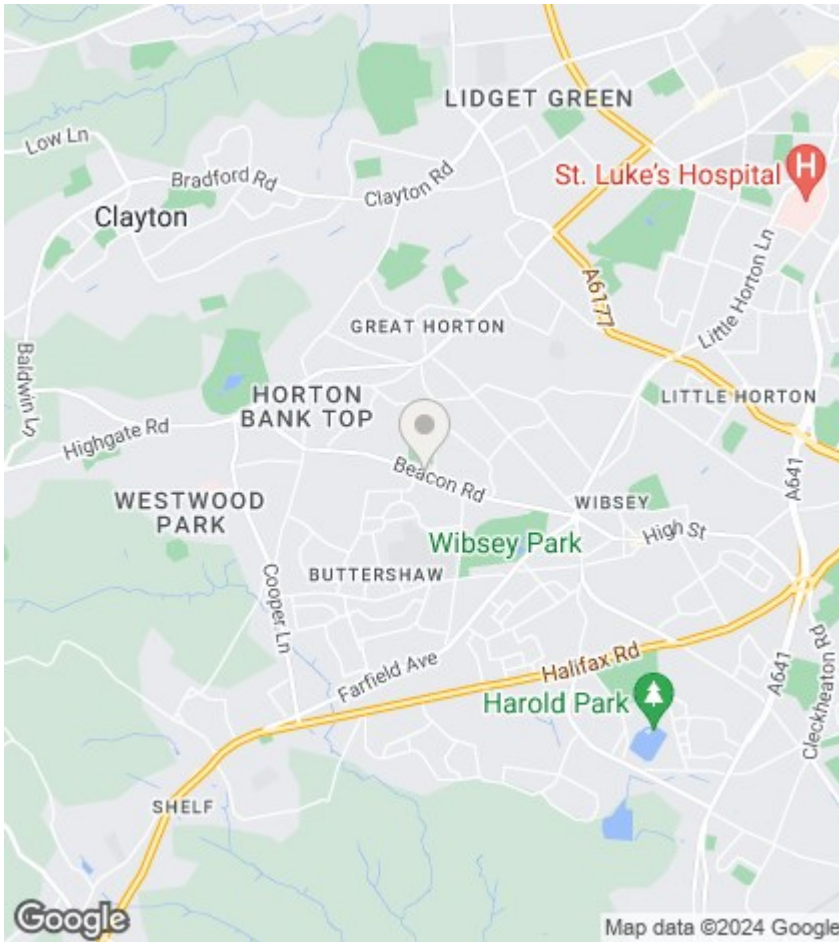
Further to the plot and access via the rear is a generous driveway offering parking for multiple vehicles.

Agents Notes

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.







Directions

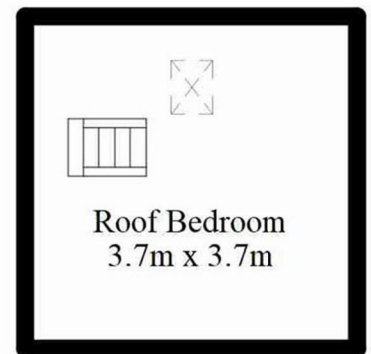
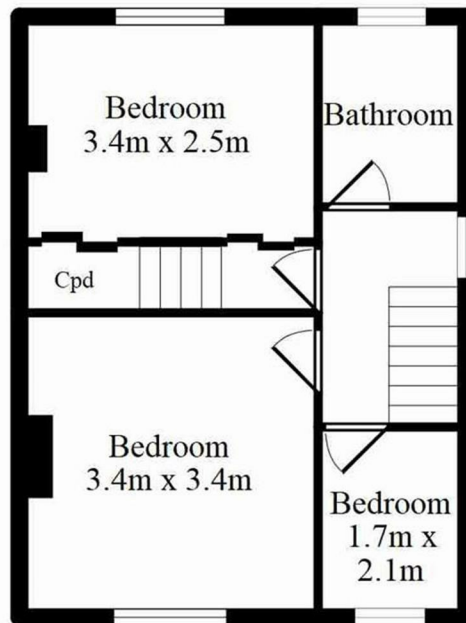
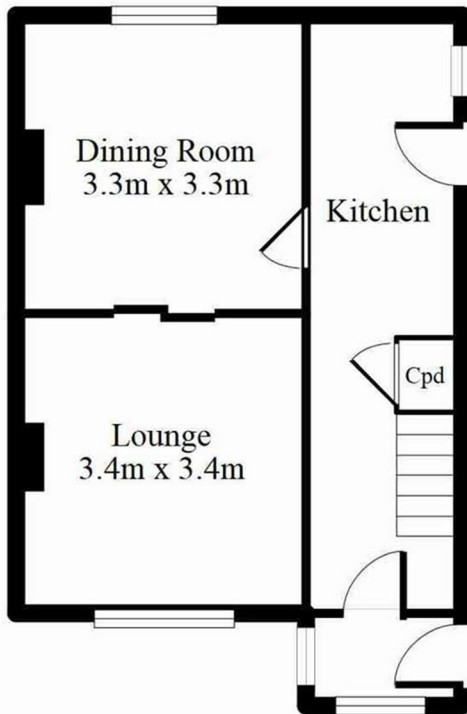
Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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. GFPMs 2024