



18 Millbeck Close, Bradford, Yorkshire, BD8 0EZ

Offers Over £250,000

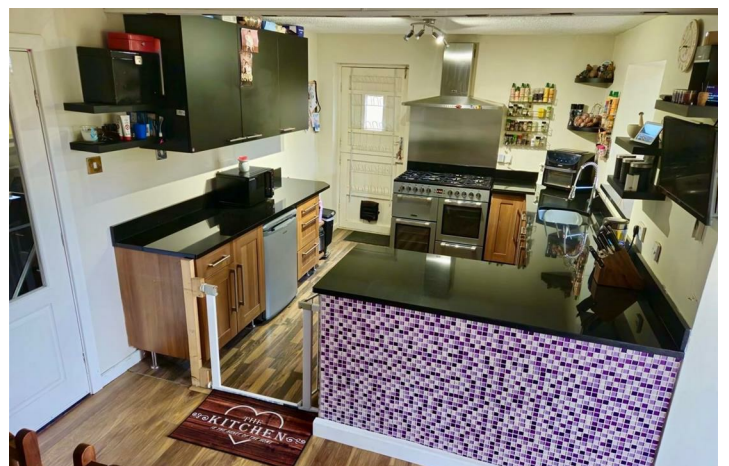
- THREE/FOUR BEDROOM DETACHED FAMILY HOME
- SUPERB EXTENSIVE VIEWS
- OPEN PLAN DINING KITCHEN
- GENEROUSLY PROPORTIONED BEDROOM SIZES
- TWO BATHROOMS
- EXTENDED TO REAR
- GARAGE CONVERSION FOR OFFICE & UTILITY
- QUIET CUL-DE-SAC LOCATION

18 Millbeck Close, Bradford BD8 0EZ

EXTENDED FAMILY HOME WITH STUNNING OUTLOOK, LANDSCAPED REAR GARDEN, OPEN PLAN DINING KITCHEN, MULTIPLE RECEPTION ROOMS, THREE DOUBLE BEDROOMS, OFF-STREET PARKING AND CONVERTED GARAGE!



Council Tax Band: D



Property Description

*****THREE/FOUR BEDROOM DETACHED FAMILY HOME WITH EXTENSIVE VIEWS***** Situated on the end of a QUIET CUL-DE-SAC within a POPULAR RESIDENTIAL LOCATION is this three double bedroom DETACHED FAMILY HOME offering accommodation over two floors. Briefly the property comprises an entrance hall, a CONVERTED GARAGE used for storage, home office and utility, a living room, an open plan dining kitchen with an EXTENSION TO REAR providing further reception space on the ground floor with THREE DOUBLE BEDROOMS, and TWO BATHROOMS to the first floor. Externally, the property offers OFF-STREET PARKING to the front with an ENCLOSED & LANDSCAPED REAR GARDEN offering EXTENSIVE VIEWS across the fields behind. Early internal inspection is heavily recommended to appreciate the space on offer both inside and out with this superb detached family home!

Accommodation

Ground Floor

Entrance Hall

Ideal for storing coats and shoes leading to the garage conversion and living room.

Garage Conversion

The current owners have converted the garage to create space for a home office and a utility room with a double glazed window to front, gas central heating radiator, space and plumbing for a washing machine and tumble dryer.

Living Room

11'1" x 14'9"

A generous yet cosy living room with a stylish vertical central heating radiator, a double glazed window to front and access to the stairs to the first floor and dining kitchen.

Dining Kitchen

19'0" x 10'2"

An open plan dining kitchen fitted with a mixture of wall and base units, a range style gas cooker, space and plumbing for dishwasher and fridge, a sink and drainer with ample space for a family dining table, gas central heating radiator, door to

side, double glazed window to front and access to the reception room extension.

Reception Room

18'8" x 9'6"

Currently used as a playroom but offering a good family and entertaining space, naturally lit via four double glazed windows to rear and skylight, also comprising gas central heating and patio doors to side leading to the rear garden.

W/C

A downstairs w/c with a wash hand basin and gas central heating radiator.

First Floor

Landing

A light and airy landing space with gas central heating, a double glazed window to side, a loft hatch and giving access to all rooms on the first floor.

Bedroom One

10'9" x 13'1"

A substantial main double bedroom with access to an en-suite shower room, a Juliette balcony providing superb panoramic views across the fields to the rear and gas central heating radiator.

En-Suite

A fully tiled en-suite with a three piece suite consisting of a walk-in shower unit, w/c, wash hand basin with vanity unit under, gas central heating and double glazed window to rear,

Bedroom Two

11'1" x 8'2"

A second double bedroom to the front elevation comprising a double glazed window to front and gas central heating radiator.

Bedroom Three

7'6" x 11'9"

A third double bedroom with a double glazed window to front and gas central heating radiator.

Family Bathroom

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

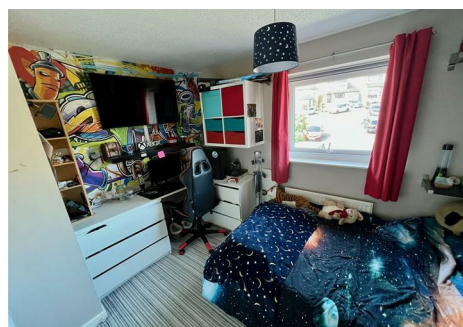
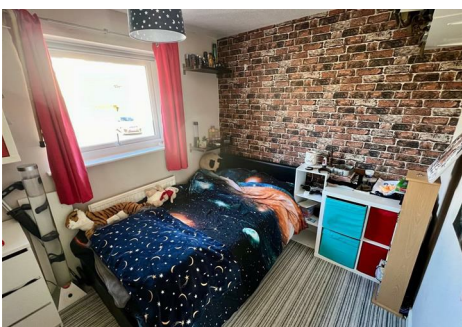
External

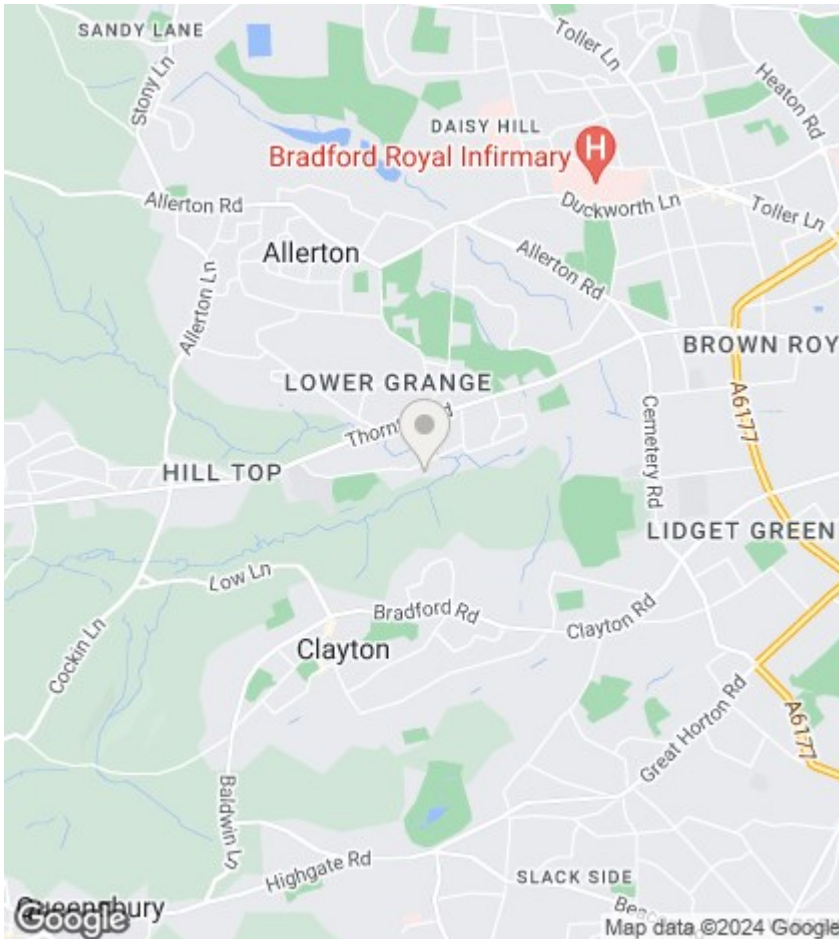
The property sits on a substantial plot offering a driveway providing parking for two cars to the front. To the rear is a beautifully landscaped garden, mainly laid to lawn with a raised decking area and fenced borders providing the perfect private place to sit and enjoy the views across the countryside behind.

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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

