



31 Gracey Lane, Bradford, BD6 3SL

Offers In The Region Of £260,000

- EXTENDED FOUR BEDROOM SEMI-DETACHED
- WELL PRESENTED THROUGHOUT
- FOUR GOOD SIZED BEDROOMS
- DETACHED ANNEXE WITH POWER, WATER & LIGHT
- IDEAL FAMILY HOME
- LARGE REAR GARDEN WITH ANNEXE
- MASTER BEDROOM WITH ENSUITE
- COUNCIL TAX BAND A
- OFF-ROAD PARKING TO THE FRONT
- CLOSE TO LOCAL SCHOOLS & MOTORWAY NETWORKS

31 Gracey Lane, Bradford BD6 3SL

**** LARGE FOUR BEDROOM EXTENDED SEMI DETACHED ** JUST OFF BEACON ROAD ** LARGE REAR GARDEN ** WELL PRESENTED THROUGHOUT **** This sizeable property in BD6 offers ideal family accommodation and enjoys two bathrooms, a through lounge, spacious dining kitchen, four good sized bedrooms, useful loft room and a detached annexe to the rear with power, water and lighting, offering further potential. Presented to a good standard throughout and offering space for a growing family, in a popular location. Gas central heating, UPVC double glazing and briefly comprising of: Ground Floor - Entrance Hall, a 22' lounge with a solid Acacia wood floor and a spacious 'L' shape dining kitchen with a Travertine tiled floor and French doors to the rear garden. First Floor - four Bedrooms, Master Bedroom with En-suite and a family Bathroom. Off-road parking to the front and a substantial garden to the rear. Early viewing is advised.



Council Tax Band: A



Entrance Hall

8'8 x 7'2

Slate tiled floor, stairs off to the first floor and doors to the kitchen and lounge. Central heating radiator.

Lounge

22'3 x 12'7

A superb sized reception room with French doors leading to the rear garden, window to the front elevation and a feature inset glass front gas fire. Central heating radiator and an Acacia wood floor.

Dining Kitchen

18'7 x 11'2 plus 10'8 x 9'10

A large 'L' shape dining kitchen with designated kitchen and dining space. The kitchen area enjoys modern fitted base and wall units, laminated working surfaces and complimentary splashback wall tiling, plus a lovely Travertine floor. There is plumbing for a washing machine and dishwasher, plus space for a range cooker with an extractor above. One and half bowl composite sink and drainer with mixer tap, breakfast bar and a central heating radiator. A bright and light room with windows to the front and side elevations and French doors from the dining area leading to the rear garden. A cupboard houses the central heating boiler and there is a further storage cupboard under the stairs.

First Floor

Landing area with an open spindle balustrade, airing cupboard and access to the loft space.

Bedroom one

18'8 x 11'2

A large master bedroom with dressing area and an ensuite shower room. Windows to both the front and rear elevations and a central heating radiator.

Ensuite

A modern, fully tiled shower room comprising of a walk-in shower cubicle with a glass door and rainfall shower, washbasin with storage below and a push button WC. Window to the side elevation, extractor and a chrome heated towel rail.

Bedroom Two

11'7 x 10'7

Window to the front elevation, central heating radiator and a useful store cupboard.

Bedroom Three

11'7 x 10'3

Window to the rear elevation, store cupboard and a central heating radiator.

Bedroom Four

9'2 x 8'7

Window to the front elevation, storage cupboard and a central heating radiator.

Bathroom

8'2 x 5'5

A fully tiled family bathroom with a corner whirlpool bath with telephone style taps, pedestal washbasin and WC. Central heating radiator, window to the rear elevation and an extractor.

Loft

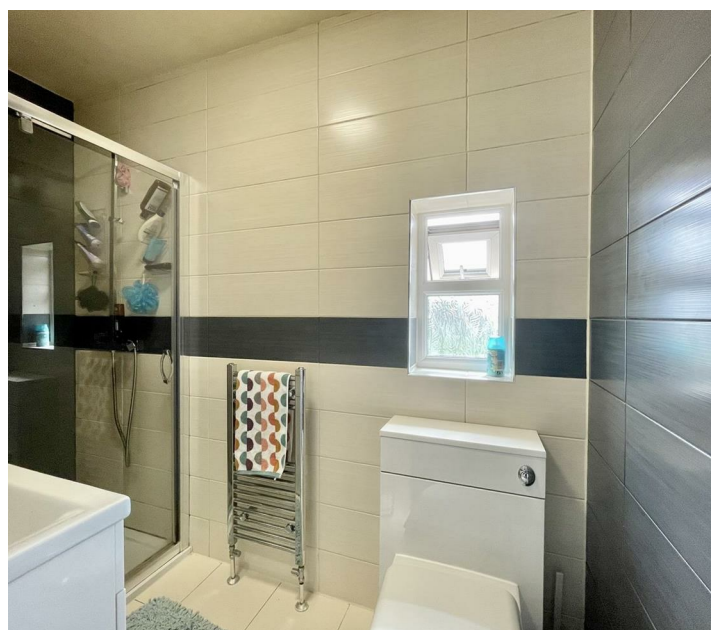
A good-sized loft space with two Velux roof windows, power and light. Accessed via a drop-down ladder from the landing. Previously used as an occasional bedroom but more recently for storage. There is a further boarded loft space above the extension providing additional storage space.

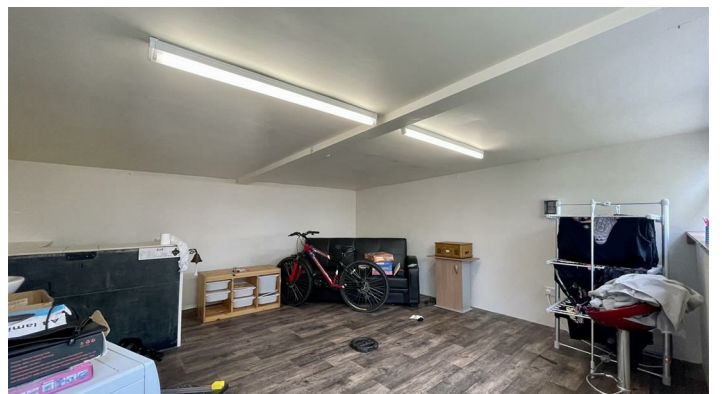
External

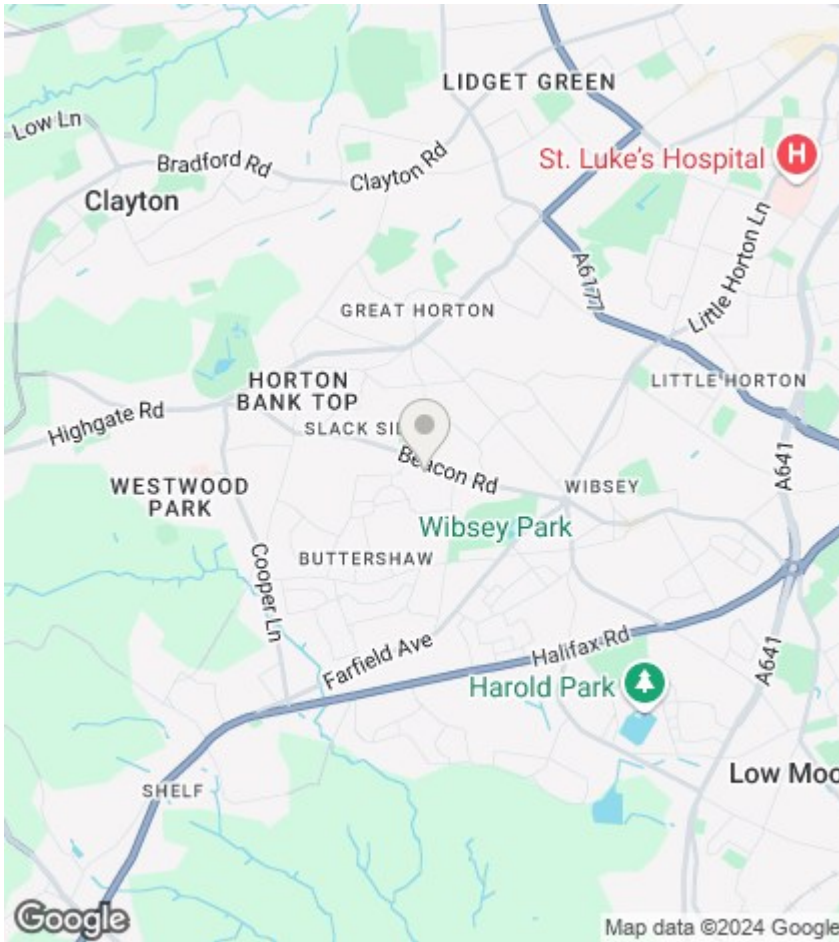
To the front of the property is an open-plan driveway providing off-road. A gate to the side leads to the rear. The rear garden is a great size and consists of a decked seating area, lawn, paved patios, raised flowerbeds and mature shrubs/trees.

Annexe

This multi-purpose detached building has previously been used for business premises and offers many potential uses, such a separate space for home-working or a teenagers den! The annexe is fully decorated, and has a washbasin, bar area, UPVC double glazed windows, power, lighting and a UPVC door.







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			82
(69-80) C	69		
(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 