



91 Tanner Hill Road, Bradford, BD7 4BR

Offers Over £200,000

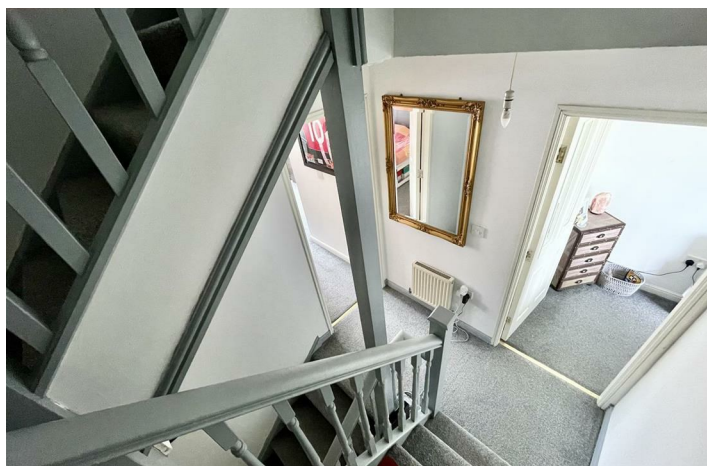
- FOUR BEDROOM MID-TOWNHOUSE
- CONVERTED GARAGE ROOM
- ENSUITE TO MASTER BEDROOM
- GAS CENTRAL HEATING
- JULIET BALCONY
- SET OVER THREE LEVELS
- GROUND FLOOR WC
- SUPERB OPEN VIEWS TO THE REAR
- UPVC DOUBLE GLAZING
- GARDEN TO THE REAR

91 Tanner Hill Road, Bradford BD7 4BR

**** FOUR BEDROOM MID TOWNHOUSE ** SET OVER THREE FLOORS ** CONVERTED GARAGE**
**** PANORAMIC OPEN VIEWS TO THE REAR **** This well presented family home sits at the far end of Tanner Hill Road in BD7, in the cul-de-sac. Enjoying breathtaking views to the rear and spacious accommodation over three levels. To the ground floor is a hallway, WC, dining kitchen and a converted garage room, currently used as a gym. To the first floor is a lounge with juliet balcony and the master bedroom with en-suite. To the second floor there are three further bedrooms and the family bathroom. Off-road parking to the front and an enclosed patio garden to the rear.



Council Tax Band: C



Entrance Hall

15'9 x 5'7

Doors off to the garage, store cupboard, WC and dining kitchen. Stairs lead off to the first floor. Central heating radiator.

Dining Kitchen

14'6 x 14'4

Fitted with a good range of base and wall units, laminated working surfaces and splashback tiling. Integrated electric oven, gas hob and plumbing for a washing machine. Boiler cupboard, ample space for a dining table and French doors with side windows leading out to the rear garden. Central heating radiator.

WC

A useful ground floor WC with washbasin, extractor and central heating radiator.

Garage

16'3 x 8'4

The existing garage door has been bricked up on the inside and the walls have been plastered and decorated. Currently used as a gym. Could be converted back to a garage if required.

First Floor

Open staircase off to the second floor and doors to the lounge and master bedroom. Central heating radiator.

Lounge

15'2 x 14'5

French doors and a juliet balcony to the rear, making the most of the stunning views! Two central heating radiators.

Bedroom One

14'6 x 12'9

Two windows to the front elevation and two central heating radiators. Door to the en-suite.

En-suite

Double width shower enclosure with electric shower, WC and a pedestal washbasin. Extractor and a central heating radiator.

Second Floor

Landing area with a central heating radiator and access to the loft space.

Bedroom Two

14'4 x 11'10

Two windows to the rear elevation and two central heating radiators.

Bedroom Three

12'9 x 6'11

Window to the front elevation and a central heating radiator.

Bedroom Four

10'0 x 7'3

Window to the front elevation and a central heating radiator.

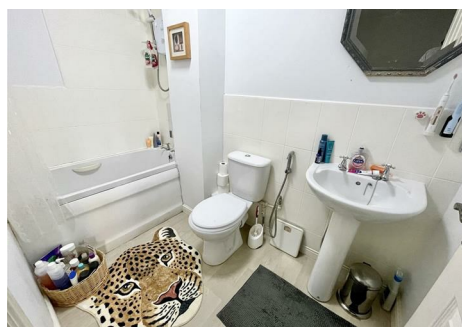
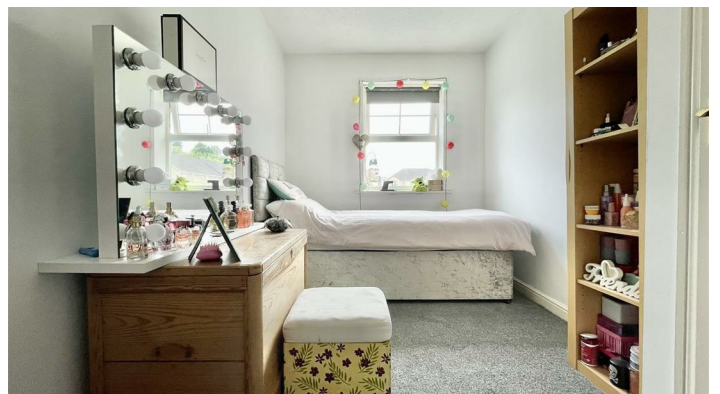
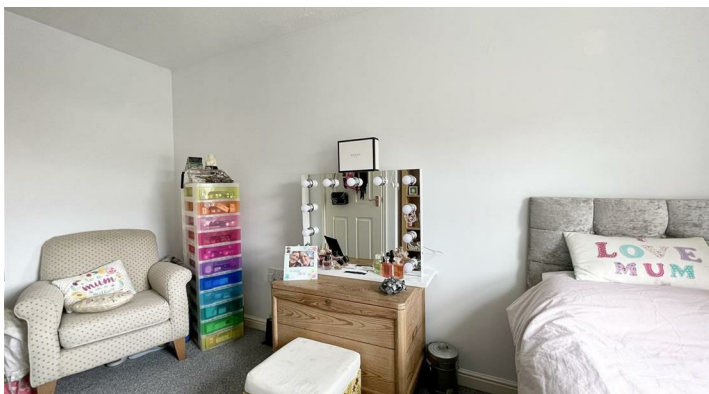
Bathroom

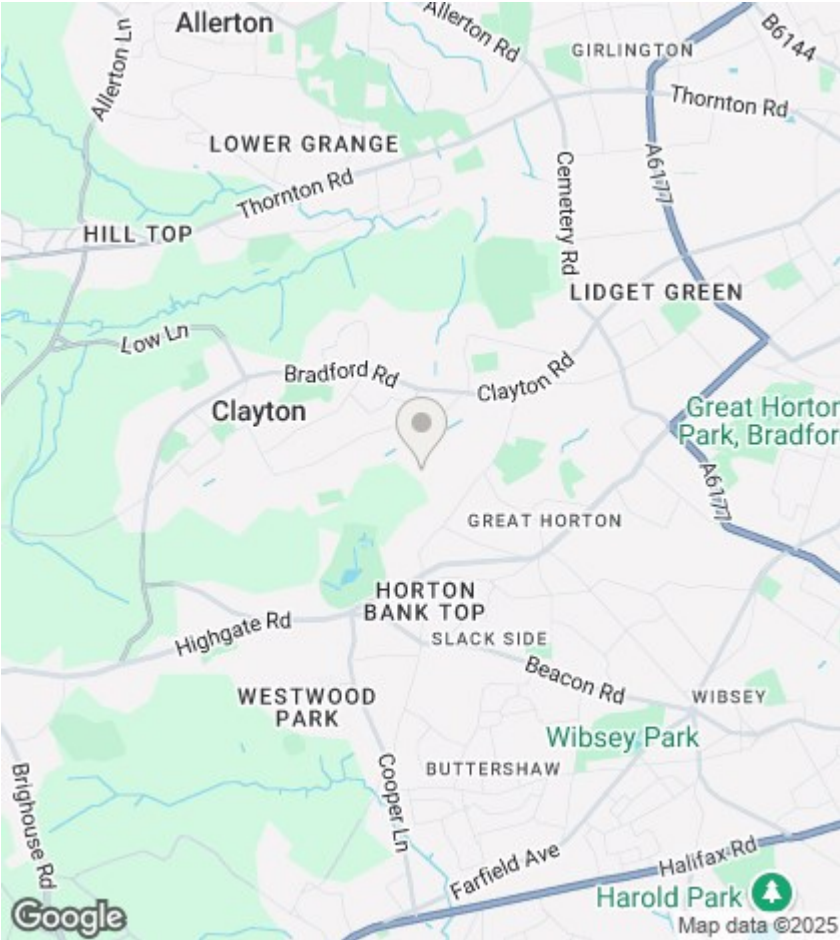
A white bathroom suite comprising of a panelled bath with electric shower over, pedestal washbasin and a WC. Extractor and a central heating radiator.

External

To the front of the property is an open plan garden area and parking for one car. To the rear is an enclosed patio garden with a paved area, decking and a fenced boundary.







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		90
(81-91) B	76	
(69-80) C		
(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	