



50 Middlebrook Way, Bradford, BD8 0EP

£197,000

- THREE BEDROOM SEMI DETACHED
- UPVC DOUBLE GLAZING
- OFF-ROAD PARKING
- POPULAR LOCATION
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- GARDENS FRONT AND REAR
- SINGLE GARAGE
- WELL PRESENTED
- GROUND FLOOR BATHROOM

50 Middlebrook Way, Bradford BD8 0EP

**** SPACIOUS THREE BEDROOM SEMI DETACHED ** TWO RECEPTION ROOMS ** GROUND FLOOR BATHROOM ** GARDENS, GARAGE & DRIVEWAY **** This lovely semi-detached property is located in the popular Middlebrook area of BD8. To the ground floor is an entrance vestibule, lounge, dining room, kitchen and a bathroom. To the first floor there are three double bedrooms and a WC. Easy access to local amenities including schools, transport links, supermarkets and the city centre. Gas central heating and double glazing complete this ideal family home. Early viewing is advised.



Council Tax Band: C



Vestibule

With a door to the hall.

Hall

Stairs off to the the first floor, storage cupboard and a central heating radiator. Doors off to the ground floor accommodation.

Lounge

16'3 x 10'9

Living flame gas fire with a feature marble surround, window to the front elevation, central heating radiator and double folding doors to the dining room.

Dining Room

11'6 x 10'9

Central heating radiator and a window to the rear elevation.

Kitchen

8'9 x 8'5

Fitted base and wall units, laminated working surfaces and complimentary splash-back wall tiling. Stainless steel sink and drainer, gas cooker point and plumbing for a washing machine. Bay window to the front elevation.

Bathroom

8'2 x 5'4

Comprising of a large shower cubicle, washbasin and WC. Centrally heated towel rail and a window to the side elevation.

First Floor

Doors off to three bedroom and a WC.

WC

WC and matching washbasin.

Bedroom One

11'7 x 10'8

Wall-to-wall fitted wardrobes including a dressing table, window to the front elevation and a central heating radiator.

Bedroom Two

11'7 x 9'0

Fitted wardrobes and dressing table, window to the front elevation and a central heating radiator.

Bedroom Three

10'9 x 9'9

Fitted wardrobes, matching drawers, window to the rear elevation and a central heating radiator.

External

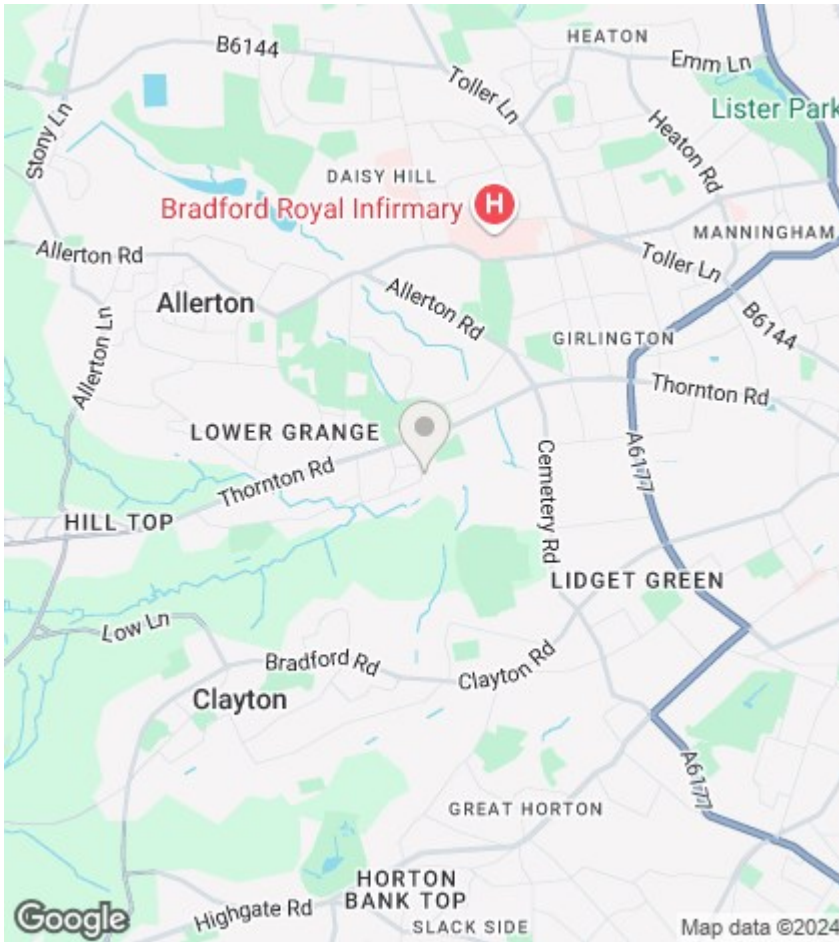
To the front of the property is an open plan driveway, lawn and off-road parking for several cars. To the rear is the single garage, paved patio seating area and a further lawn.

Garage

Single detached garage with plaster boarded walls, pine clad ceiling, power, light and an 'up and over' door.







Directions

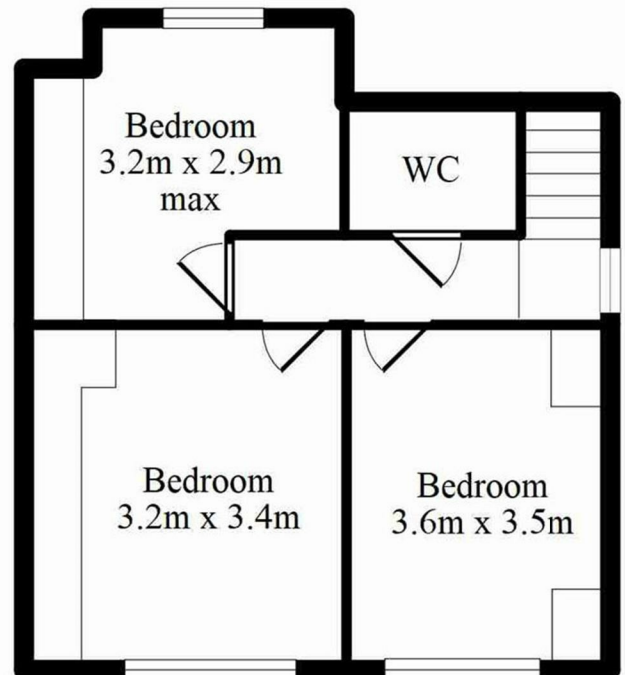
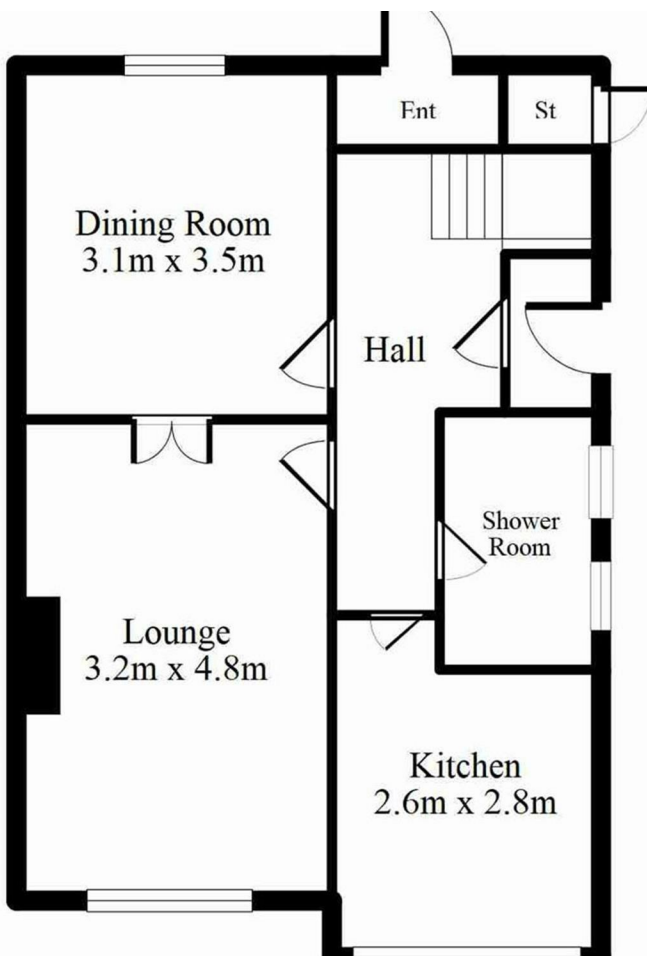
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		63	
(39-54) E			
(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