



55 Beldon Lane, Bradford, BD7 4LF

£195,000

- THREE BEDROOM SEMI DETACHED
- CONSERVATORY
- TASTEFULLY APPOINTED
- POPULAR LOCATION
- AN IDEAL FAMILY HOME
- OFF-ROAD PARKING & GARAGE
- GARDENS FRONT & REAR
- WELL MAINTAINED
- CLOSE TO LOCAL AMENITIES
- EARLY VIEWING ADVISED

55 Beldon Lane, Bradford BD7 4LF

**** THREE BEDROOM SEMI DETACHED ** THREE GOOD-SIZED BEDROOMS ** CONSERVATORY**
**** WELL PRESENTED THROUGHOUT ** POPULAR LOCATION **** This well maintained property just off Beacon Road offers 'ready to move in' accommodation, off-road parking, garage and a family friendly rear garden. Briefly comprising of: Ground Floor - Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory and Bathroom. First Floor - three Bedrooms. Tastefully appointed throughout and with easy access to local schools and amenities. Early viewing advised.



Council Tax Band: C



Ground Floor

Entrance Hall

8'6 x 5'7

A front entrance door with side window opens into the hallway with staircase off to the first floor. Oak balustrade, under-stairs storage, central heating radiator and doors off to the bathroom and lounge.

Lounge

15'0 x 10'8

Marble fireplace with an modern living flame coal effect gas fire, window to the front elevation, central heating radiator and a glazed door leading to the dining room.

Dining Room

8'4 x 7'5

French doors to the conservatory, solid wood floor and a central heating radiator.

Kitchen

8'3 x 8'2

A modern fully fitted kitchen with base and wall units, laminated working surfaces and tiled splash-backs. Integrated appliances include a Bosch double electric oven and a Bosch electric hob. There is plumbing for a washing machine, a stainless steel sink & drainer and a central heating radiator. Exterior door and window to the rear elevation.

Conservatory

11'5 x 8'3

A white UPVC conservatory with laminate flooring and French doors leading out to the rear garden.

Bathroom

A fully tiled bathroom with a white three piece suite comprising of a panelled bath with a rainfall shower over and hand held attachment, pedestal washbasin and a low flush WC. Heated towel rail with integrated radiator, extractor and a window to the side elevation.

First Floor

Bedroom One

13'8 x 10'6

Master bedroom with wall-to-wall windows to the front elevation. Central heating radiator.

Bedroom Two

11'1 x 8'7

Window to the rear elevation and a central heating radiator.

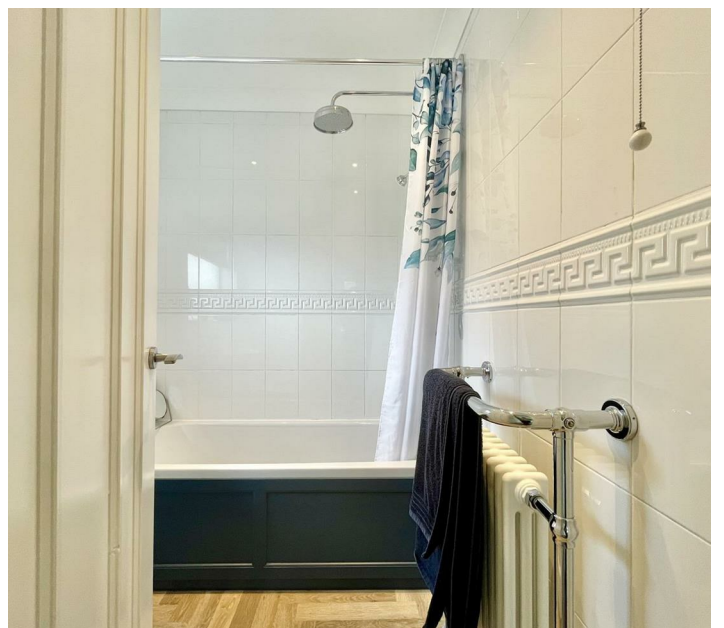
Bedroom Three

8'2 x 8'1

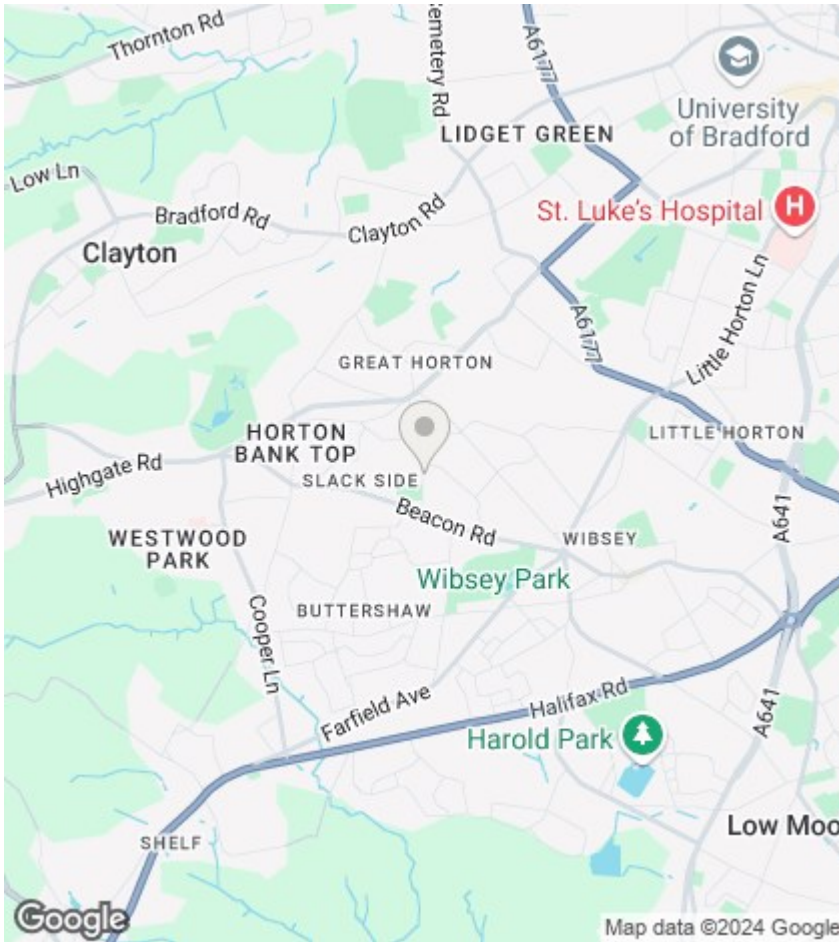
Window to the rear elevation and a central heating radiator.

External

To the front of the property is an open-plan driveway with parking for several cars and a lawn area with flowerbeds. The drive runs down the side of the house to a single garage with power, light and a remote control electric door. The rear garden is fully enclosed and consists of a paved patio area, lawn, flowerbeds and mature shrubs & trees.







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 