



4 Olive Grove, Bradford, BD8 0LG

£175,000

- THREE BEDROOM SEMI DETACHED
- GARDENS TO THREE SIDES
- GAS CENTRAL HEATING
- JUST OFF THORNTON ROAD
- SCHOOL IN WALKING DISTANCE
- LARGE CORNER PLOT
- OFF-ROAD PARKING
- UPVC DOUBLE GLAZING
- CLOSE TO BUS ROUTES
- POTENTIAL TO ADD VALUE

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**** THREE BEDROOM SEMI DETACHED ** POPULAR LOCATION ** CLOSE TO LOCAL AMENITIES **** This semi detached property in BD8 sits on a large corner plot and offers great potential! Gated driveway to the side with off-road parking for several cars along with enclosed gardens to the front and rear. Situated close to bus routes into Bradford & Keighley, local retail parks and a primary school just a few minutes walk away. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, three Bedrooms & Bathroom. Early viewing is advised.



Council Tax Band: B



FRONT HALLWAY

Front entrance door, stairs to first floor, central heating radiator, door to lounge.

LOUNGE

13'3 x 12'6

Window to the front, central heating radiator, feature fireplace with tiled surround and a living flame gas fire.

KITCHEN

16'3 x 6'9

External door to the side and a window to the rear, fitted wall & base units, contrasting work surfaces, stainless steel sink & drainer, gas cooker point, plumbing for an automatic washing machine and a storage cupboard housing the central heating boiler.

FIRST FLOOR LANDING

Window to the side, gas heater, loft hatch.

BEDROOM ONE

10'3 x 9'9

Window to the front, central heating radiator, wall to wall mirror fronted wardrobes.

BEDROOM TWO

10'3 x 9'4

Window to the rear and a central heating radiator.

BEDROOM THREE

7'1 x 6'2

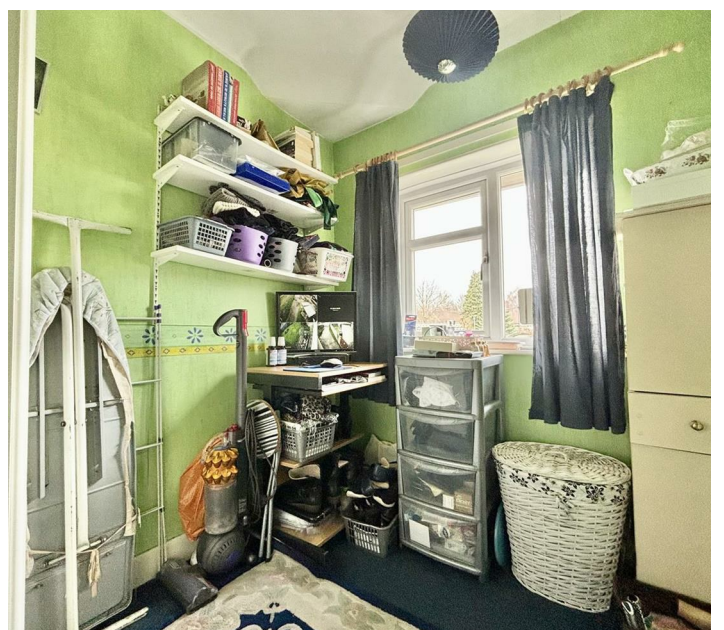
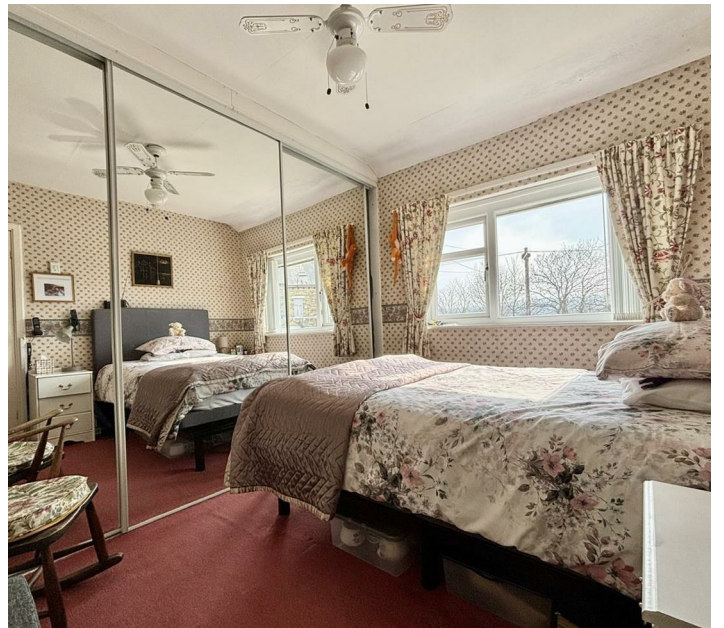
Window to the rear and a central heating radiator.

BATHROOM

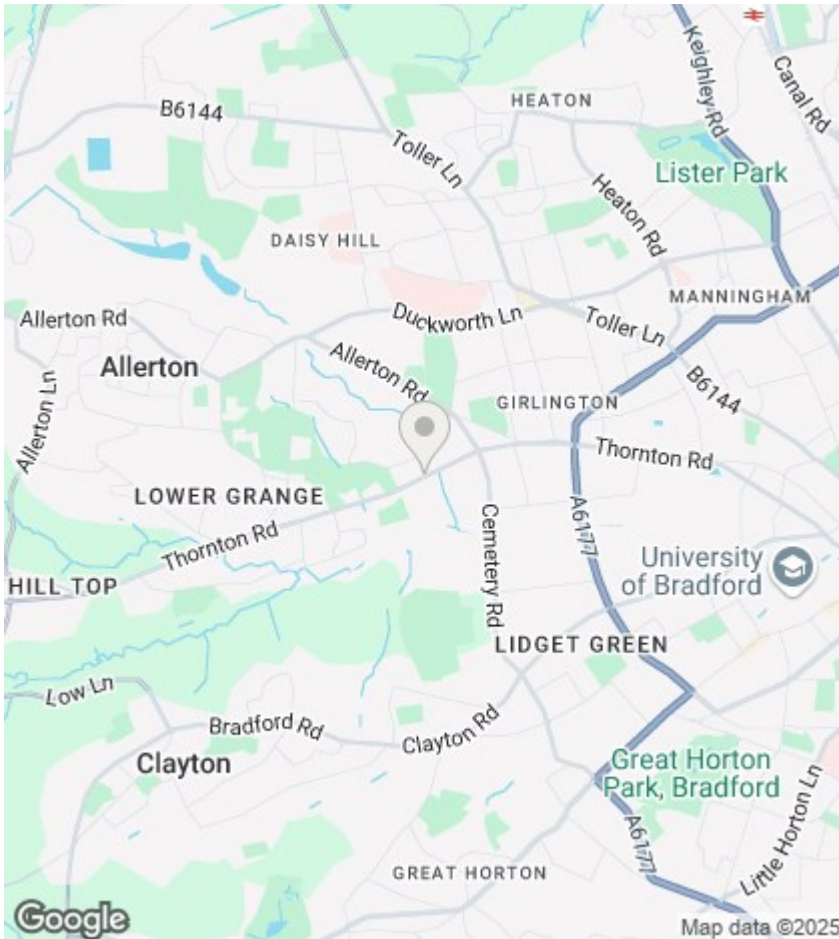
Modern three piece bathroom suite comprising; panelled bath with thermostatic shower above & glass shower screen, pedestal wash basin, low flush WC, airing cupboard, window to the front & central heating radiator.

EXTERIOR

Front garden with lawn, flower beds and fenced boundaries. Rear garden with lawn, patio seating area, flower beds and a garden shed. Driveway down the side providing off road parking for several cars leading to a single detached garage located in the rear garden.







Directions

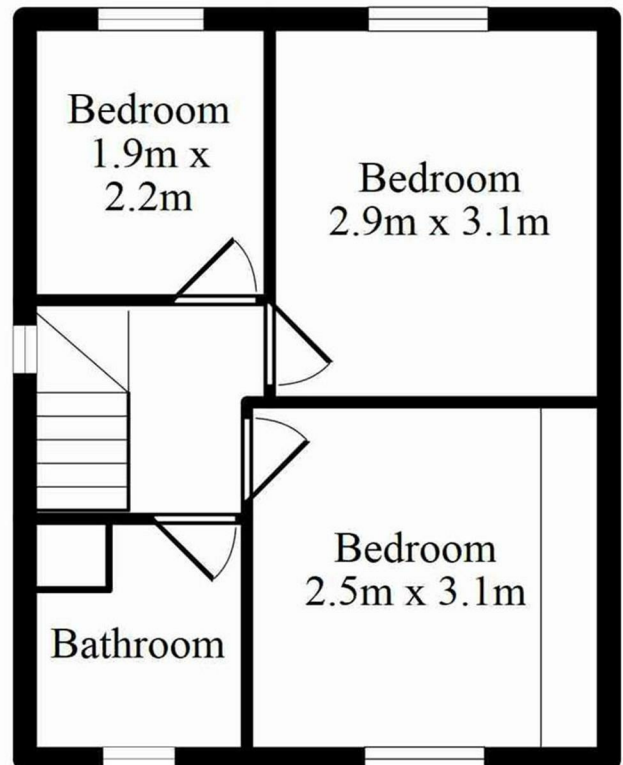
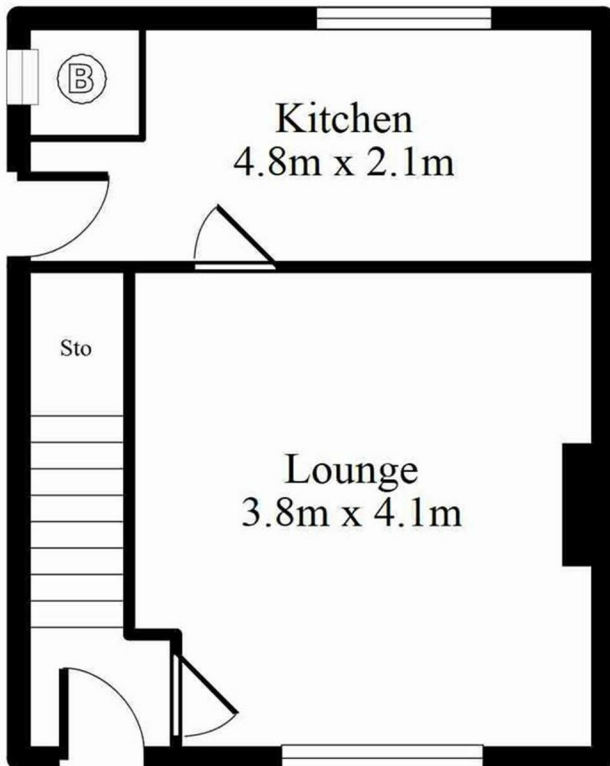
Viewings

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			78
(69-80) C			
(55-68) D		57	
(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 2025