



72 Ascot Drive, Bradford, BD7 4NN

£220,000

- EXTENDED SEMI DETACHED
- TWO RECEPTION ROOMS
- GARDENS FRONT AND REAR
- SINGLE DETACHED GARAGE
- 19' DINING KITCHEN
- THREE-FOUR BEDROOMS
- GAS CH & UPVC DG
- OFF-ROAD PARKING
- ELEVATED POSITION
- BREATHTAKING OPEN VIEWS



# 72 Ascot Drive, Bradford BD7 4NN

**\*\* THREE-FOUR BEDROOM EXTENDED SEMI DETACHED \*\* SUN ROOM EXTENSION \*\* CONVERTED LOFT ROOM \*\* TWO RECEPTION ROOMS \*\* PANORAMIC DISTANT VIEWS \*\* WELL PRESENTED THROUGHOUT \*\*** Bronte Estates are delighted to offer for sale this ideal family home on Ascot Drive in BD7. Sitting in an elevated position with superb open views to the front and offering spacious accommodation across three levels. The current owners have converted the loft space to create a good-sized occasional bedroom that could also be used as a home working space. Along with gas central heating, UPVC double glazing, pleasant gardens and a drive & garage, we're sure this one will attract a lot of interest! Arrange your viewing now!



Council Tax Band: C



### **Entrance Hall**

9'8 x 5'5

The front entrance door leads into the hallway. Stairs lead off to the first floor, doors to the kitchen and lounge, window to the side elevation and a central heating radiator.

### **Lounge**

12'10 x 12'3

Living flame gas fire with marble inlay and a modern surround, window to the front enjoying the open aspect and double doors leading to the dining area. Central heating radiator.

### **Dining-Kitchen**

19'0 x 9'10

A spacious dining-kitchen with designated space for dining. The kitchen area comprises of a range of base and wall units with laminated working surfaces and integrated appliances include a double electric oven & grill, four ring gas hob and an extractor above. Plumbing for a dishwasher and washing machine, plus a stainless steel sink and drainer. Window to the rear and a side entrance door. An archway from the dining area takes you to the sun room extension.

### **Sun Room / Sitting Room**

10'3 x 8'5

French doors lead out to the garden and there are windows to the rear elevation. Boiler cupboard housing the central heating boiler (the boiler is approx. 4 years old).

### **First Floor**

Landing area with a window to the side elevation.

### **Bedroom One**

11'3 x 9'9

Fitted wardrobe with dressing table and drawers, window to the front elevation with stunning open views and a central heating radiator.

### **Bedroom Two**

12'3 x 9'10

Two double fitted wardrobes, window to the rear elevation and a central heating radiator.

### **Bedroom Three**

6'10 x 6'0

Window to the front elevation and a central heating radiator.

### **Attic Room**

14'7 x 12'3

A superb bright and airy loft conversion, currently used as an occasional bedroom. There are two large Velux roof windows with integrated blinds, a fitted double wardrobe and access to further storage space in the eaves.

### **Bathroom**

6'2 x 6'1

A fully tiled family bathroom comprising of a panelled bath with electric shower over, pedestal washbasin and a low flush WC. Central heating radiator and a window to the rear elevation.

### **External**

To the front of the property is an open plan driveway, paved patio seating area, lawn and a rockery / flower bed. The driveway leads to a detached single garage with an 'up and over' door. To the rear is a paved patio seating area and steps up to a further garden area with a lawn, flowerbed and mature shrubs & trees.

### **EPC & Floorplan to follow**

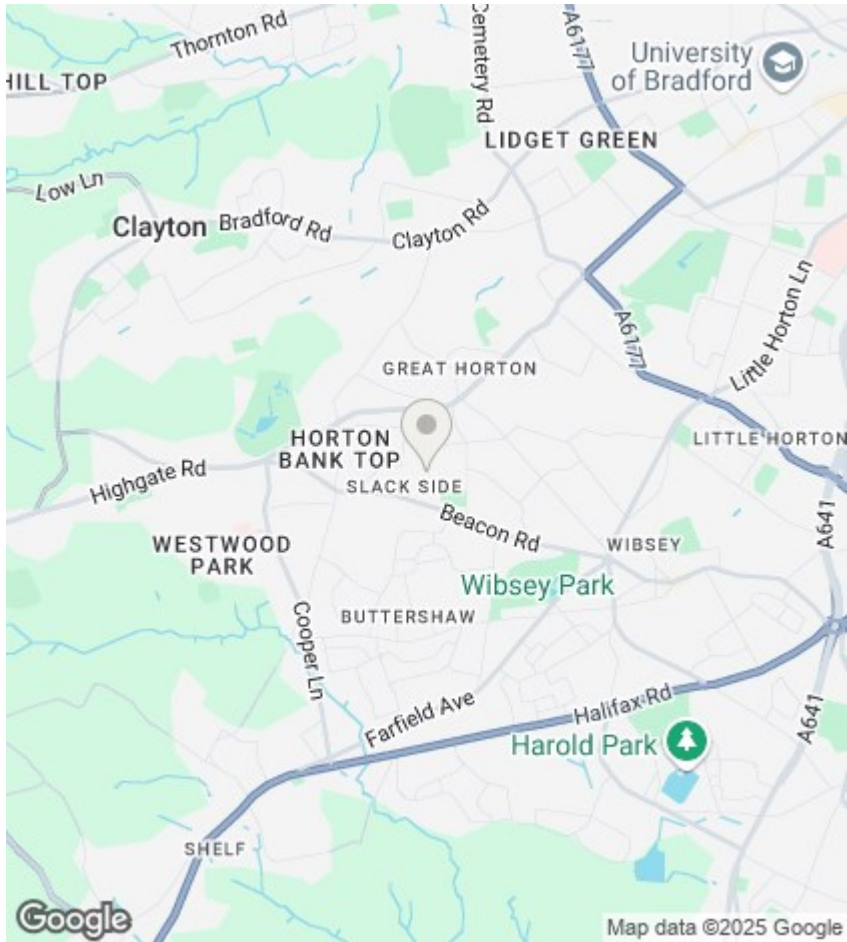












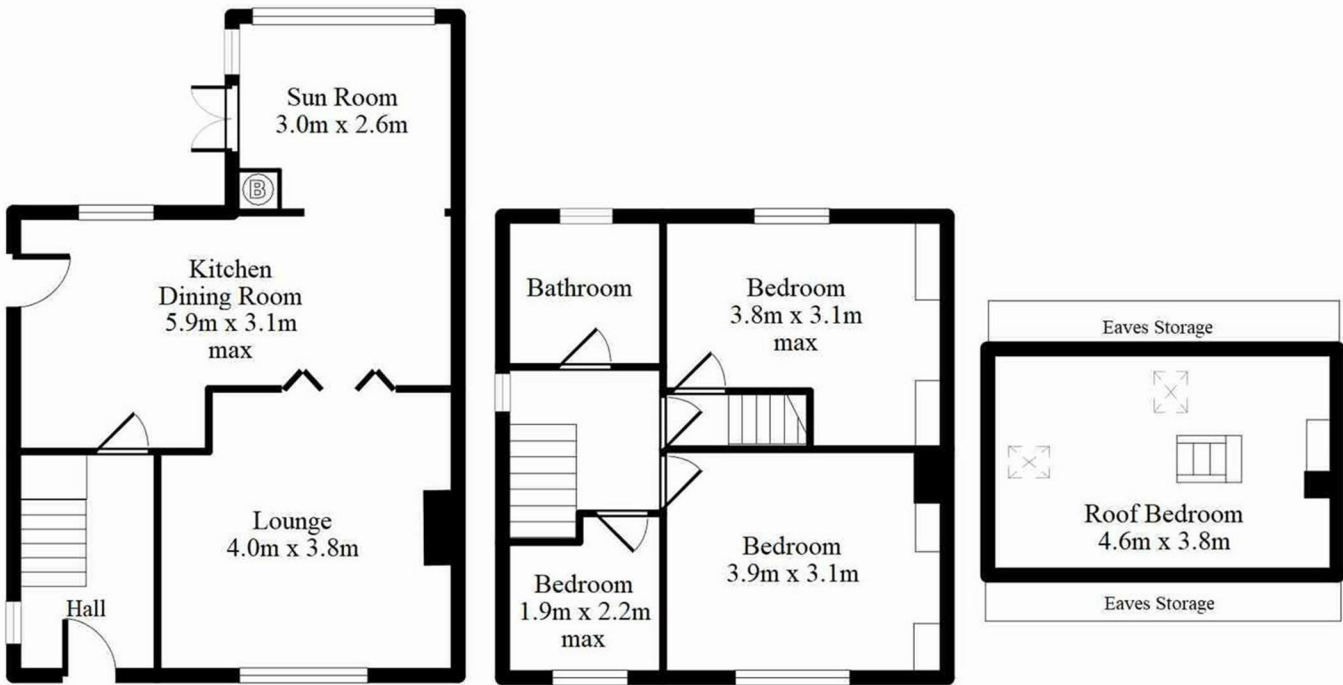
### Directions

### Viewings

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

EPC Rating:  
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	52	
(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