



62 Mandale Road, Bradford, BD6 3JT

£165,000

- THREE BEDROOM SEMI DETACHED
- MODERN KITCHEN & BATHROOM
- DRIVEWAY FOR TWO CARS
- UPVC DOUBLE GLAZING
- SUPER REAR GARDEN
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- GAS CENTRAL HEATING
- READY TO MOVE IN
- POPULAR LOCATION

62 Mandale Road, Bradford BD6 3JT

**** THREE BEDROOM SEMI DETACHED ** WELL PRESENTED THROUGHOUT ** MODERN NEUTRAL DECOR ** MODERN KITCHEN & BATHROOM ** SET ON A GOOD-SIZED PLOT ****
Bronte Estates are delighted to offer for sale this three bedroom semi, just off Beacon Road in BD6. With off-road parking to the front and a good-sized, enclosed rear garden, we're sure this one will be popular with family buyers! To the ground floor is a hallway, living room and dining kitchen. To the first floor are three bedrooms and a bathroom. Driveway and gardens to the front and rear. Arrange your viewing now!



Council Tax Band: A



Entrance Hall

Stairs lead off to the first floor, central heating radiator and a door to the lounge.

Lounge

12'8 x 12'7

Solid limestone fireplace with an inset living flame gas fire, window to the front elevation and a central heating radiator.

Dining Kitchen

15'4 x 7'7

Fitted with a range of base and wall units, laminated working surfaces and matching up-stands. Integrated electric oven, gas hob, extractor and a black composite sink and drainer with mixer tap. There are windows to the side and rear elevations, an external door to the rear garden, plumbing for a washing machine and a lovely herringbone LVT floor. Boiler cupboard and space for a dining table & chairs.

First Floor

Landing area with a window to the side elevation giving access to the bedrooms, bathroom and loft space.

Bedroom One

10'9 x 8'0

Fitted double wardrobe, central heating radiator and a window to the front elevation.

Bedroom Two

9'9 x 9'1

Window to the rear elevation and a central heating radiator.

Bedroom Three

7'7 x 6'2

Window to the front elevation and a central heating radiator.

Bathroom

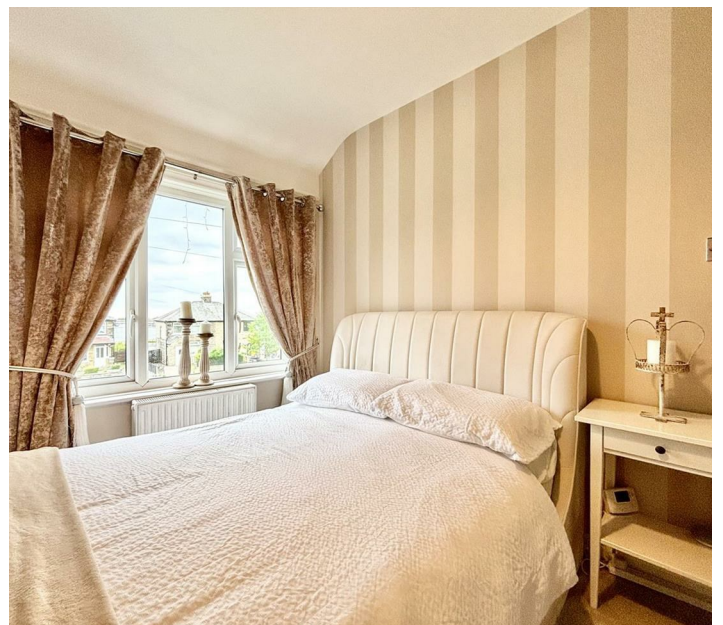
A white three piece bathroom suite comprising of a panelled bath with shower tap attachment, pedestal washbasin and a low flush WC. Black heated towel rail and a window to the rear elevation.

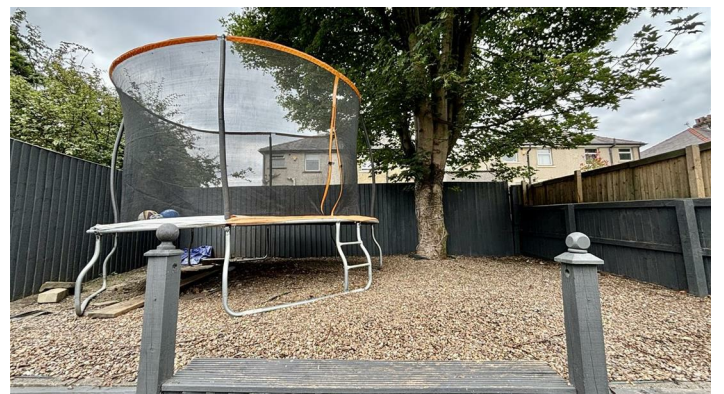
External

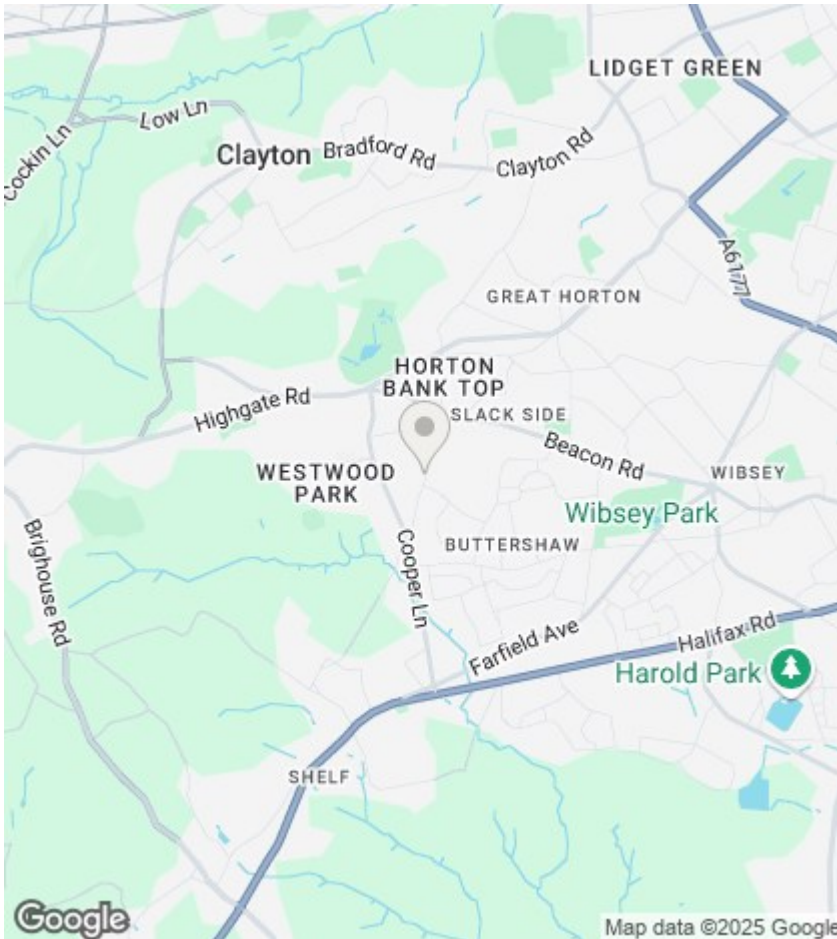
To the front of the property is an open plan driveway with parking for two cars and a lawned

area. A tall fence and gate at the side leads to the rear. The rear garden is low maintenance and consists of a large paved patio area, block-paved pathway, a raised area with gravel, mature tree and an enclosed fenced boundary, plus an outside tap!

EPC & Floorplan to follow







Directions

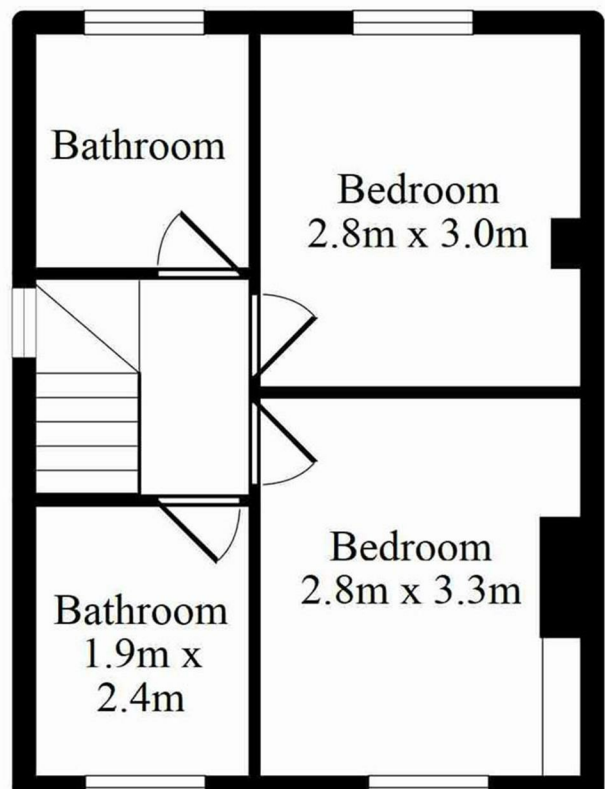
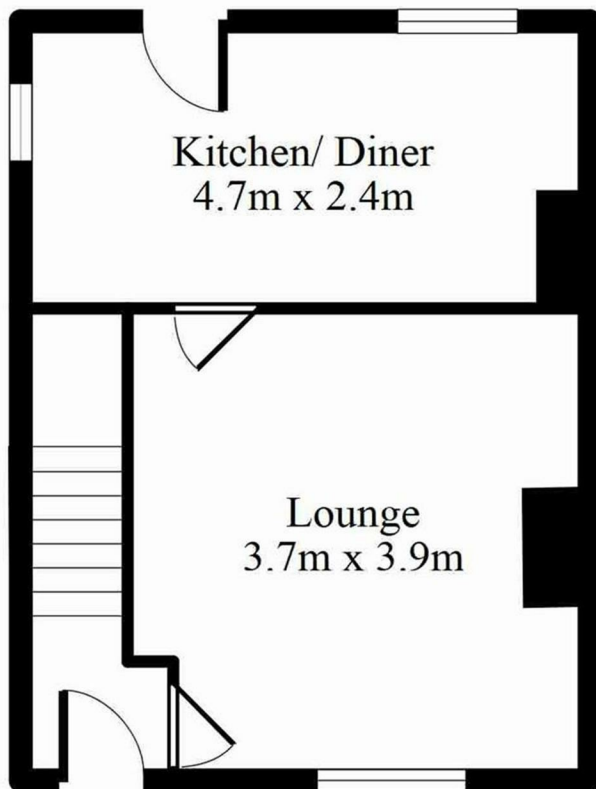
Viewings

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		77
(69-80) C	64	
(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		



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