



38 Raeburn Drive, Bradford, BD6 2LN

£230,000

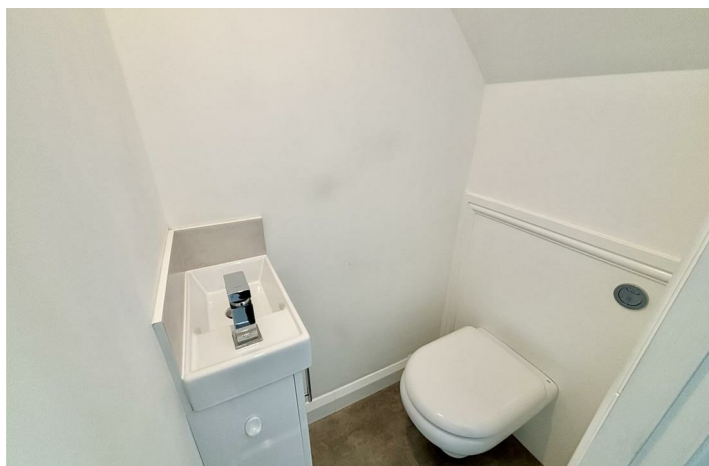
- THREE BEDROOM SEMI DETACHED
- MODERN NEUTRAL DECOR
- GOOD-SIZED GARDENS
- GROUND FLOOR WC
- DESIRABLE LOCATION
- IMMACULATELY PRESENTED
- THREE DOUBLE BEDROOMS
- DRIVEWAY AND GARAGE
- A STUNNING FAMILY HOME
- ARRANGE YOUR VIEWING NOW!

38 Raeburn Drive, Bradford BD6 2LN

**** IMPRESSIVE THREE BEDROOM SEMI DETACHED ** IMMACULATELY PRESENTED ** THREE DOUBLE BEDROOMS ** DRIVE, GARAGE & GARDENS **** Bronte Estates are delighted to offer for sale this spacious and immaculately presented semi in BD6. To the ground floor is a 23' living room, kitchen, WC and a ground floor double bedroom. To the first floor are two further double bedrooms, one with a walk-in wardrobe and a family bathroom. There are well-kept gardens to the front, off-road parking for several cars and a single detached garage. A sizeable garden can be found to the rear with a good degree of privacy and enclosed boundaries. Early viewing is advised.



Council Tax Band: C



Living Room

23'7 x 11'0

The front entrance door leads directly into a large living space with windows to both the front and rear elevations. There are doors off to an inner hall and the kitchen, along with three wall light points and a modern fireplace with a granite inlay and a fitted living flame gas fire. Two central heating radiators.

Kitchen

13'2 x 7'9

A fully fitted kitchen with a range of base and wall cabinets, laminated working surfaces and splash-back wall tiling. Integrated appliances include a fridge freezer, four ring gas hob, electric oven and an extractor. Plumbing for a washing machine, stainless steel sink & drainer and the central heating boiler. There are windows to the side and rear elevations and a door leading out to the rear garden.

Inner Hall

Stairs lead off to the first floor and there are doors to a WC and a ground floor bedroom. Window to the side elevation.

Bedroom

10'9 x 9'9

Double bedroom with a window to the front elevation and a central heating radiator.

WC

A handy ground floor WC with a modern washbasin and storage below.

First Floor

Landing area with access to the loft space with lighting and a drop down ladder.

Bedroom

11'1 x 10'6

Double bedroom. Window to the front elevation, central heating radiator and a door to:

Dressing Room

6'3 x 5'6

Ample storage space for clothes and shoes.

Bedroom

11'0 x 9'1

Double bedroom. Window to the rear elevation,

access to an eaves storage area with lighting and a central heating radiator.

Bathroom

Family bathroom comprising of a panelled bath with a mains powered shower over, floating washbasin unit with an oval sink and storage below, WC. wall light, central heating radiator and a window to the rear elevation.

External

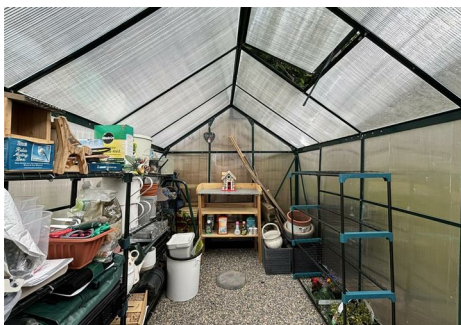
To the front of the property is an open plan driveway with parking for two to three cars, a lawn, flowerbeds and access to the garage. A secure gate leads to the rear of the house. The rear garden is a great size and is fully enclosed, making it ideal for children and pets. There is a large decked seating area, a lawn, raised flowerbed, greenhouse, two outdoor power sockets, hot & cold taps and a garden shed. There may be potential to extend the property to the side and/or rear, subject to the new owner securing any required planning permissions/approvals.

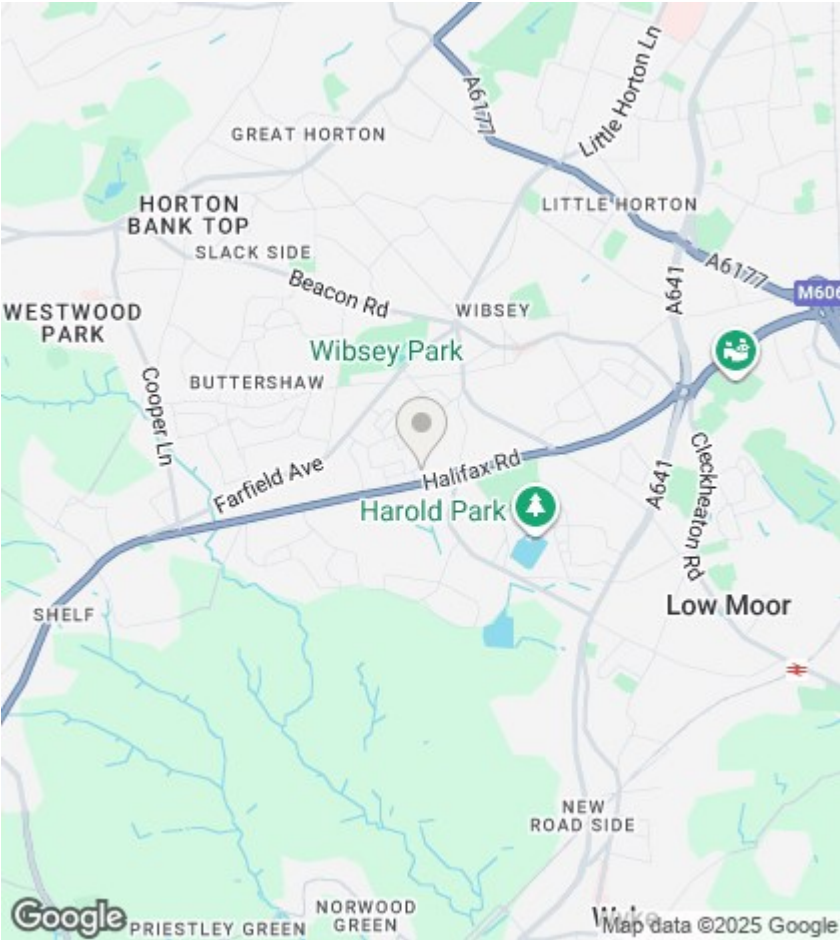
Garage

Single detached garage with 'up and over' door.

Floor plan 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		85
(81-91) B		
(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