



55 Cooper Lane, Bradford, BD6 3NG

£195,000

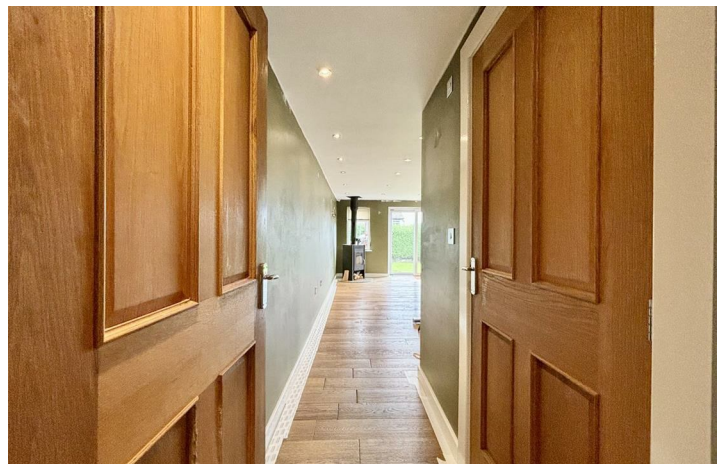
- EXTENDED SEMI DETACHED
- TWO RECEPTION ROOMS
- WELL PRESENTED THROUGHOUT
- GATED DRIVEWAY
- LOUNGE WITH A LOG BURNING STOVE
- THREE BEDROOMS
- GROUND FLOOR WC & UTILITY
- GOOD SIZE REAR GARDEN
- GAS CENTRAL HEATING
- EARLY VIEWING IS ADVISED

55 Cooper Lane, Bradford BD6 3NG

**** EXTENDED SEMI DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** GROUND FLOOR WC & UTILITY ** WELL PRESENTED THROUGHOUT ** GOOD SIZE REAR GARDEN ** GATED DRIVEWAY **** This impressive semi detached on Cooper Lane in BD6 has been well maintained by the current owner and benefits from a wrap around ground floor extension, modern log burner stove and a superb fitted kitchen. The ground floor extension could lend itself to an en-suite bedroom with some adaptation or space for a relative to live semi-independently. Briefly comprising of : Entrance Hall, Lounge, Kitchen, Sitting Room extension, WC and Utility. To the first floor are three Bedrooms and a family Bathroom. Pleasant gardens and off-road parking complete this ideal family home.



Council Tax Band:



HALL

Central heating radiator, stairs to first floor landing, door leading to the lounge.

LOUNGE

12'7 x 12'5

KITCHEN

15'9 x 7'8

Shaker style wall and base units, window to the rear, integrated fridge freezer, dishwasher, electric oven, five ring gas hob with extractor fan, spotlights, laminate flooring.

SITTING ROOM

15'1 x 12'8 plus 12'8 x 6

Wood floor, spotlights, two windows to the front, modern log burner stove, window to the side, access to another entrance and W/C.

W/C

W/C, pedestal wash basin, storage area, spotlights and extractor fan, wood floor.

UTILITY ROOM

6 x 5'9

Plumbing for washing machine, front entrance, coat hooks, fitted storage.

FIRST FLOOR LANDING

Spotlights and loft access.

BEDROOM ONE

11'4 x 9'9

Window to the front, central heating radiator, spotlights.

BEDROOM TWO

9'8 x 9'1

Window to the front, central heating radiator, spotlights, fitted desk.

BEDROOM THREE

10'3 x 5'8

Window to the front, central heating radiator, spotlights, built in high level bed with desk and storage below.

BATHROOM

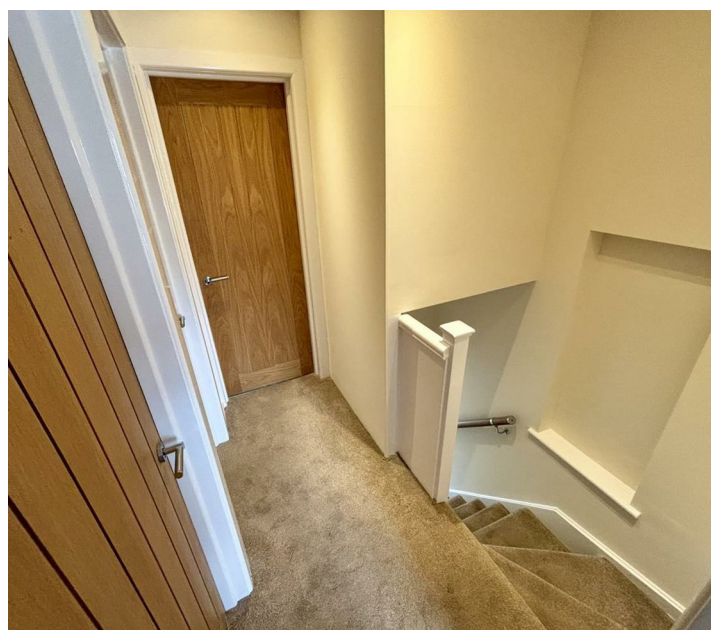
Clad walls, panelled bath and thermostatic shower, pedestal wash basin, W/C, central heating towel rail, window to the rear and extractor fan.

EXTERNAL FRONT

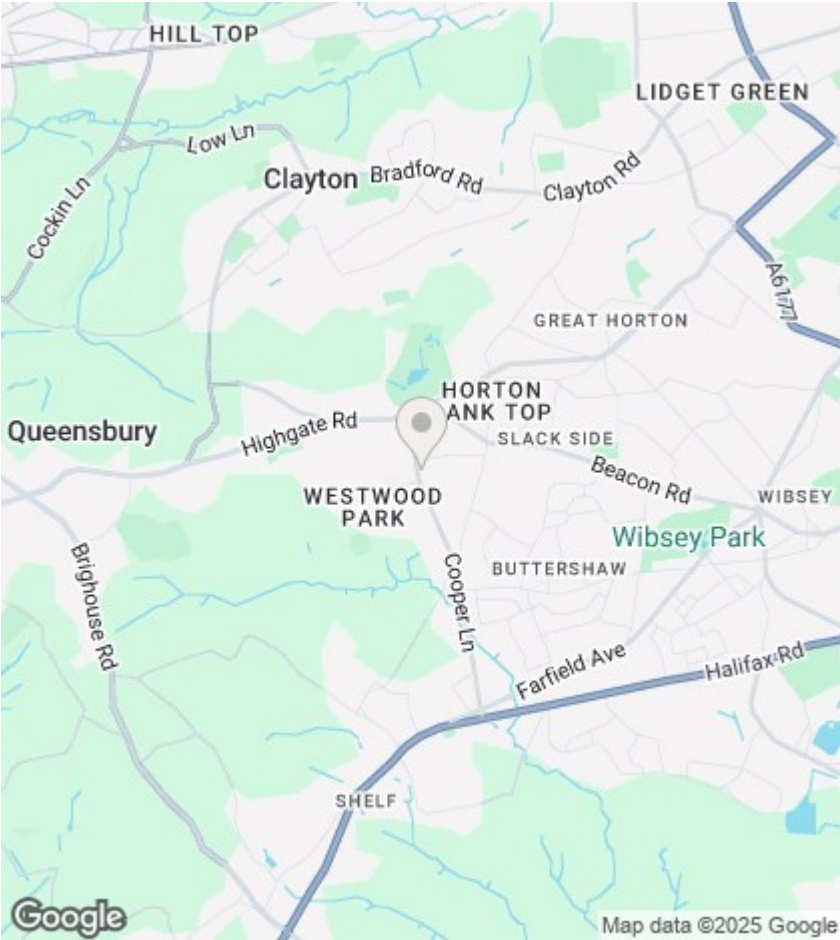
Drive for two cars, raised flower beds, lockable gates.

EXTERNAL REAR

Paved patio area, lawn, fenced and hedge boundary.







Directions

Viewings

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

EPC Rating:

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