



## 37 Foster Park Road, Denholme, Bradford, BD13 4BE

£265,000

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Available with no onward chain, this four-bedroom end-of-terrace home is situated in a desirable residential location within a quiet cul-de-sac. The property features double driveway parking, an integrated single garage, and a well-maintained private rear garden. Spanning three floors, it offers modern amenities including a fully equipped kitchen, an extensive reception room, and four spacious bedrooms.



Council Tax Band: C



## Ground Floor

Entrance Hall: Provides access to the first-floor staircase, ground floor WC, Bedroom 1, and utility room.

Bedroom 1: Ideal for guest accommodation or as a home office.

Utility Room: Includes base units and offers rear access to the garden.

## First Floor

Kitchen: Equipped with a range of wall and base units and modern integrated appliances such as a fridge/freezer, double dishwasher, 4-ring gas hob, oven, stainless steel sink, tap, and drainer. Features two rear-facing windows and ample space for dining furniture.

Lounge: A generously sized room with an electric fireplace, a Juliet balcony, a media unit, and carpet flooring.

## Second Floor

Master Bedroom: Includes a front-facing window, ample storage, and an en-suite with a bar-mixer shower, WC, and hand wash basin.

Bedroom 3: Features a rear-facing window, carpet flooring, and space for a double bed and furniture.

Bedroom 4: Currently used as an office, suitable for a single bed, with a rear-facing window.

Family Bathroom: Comprises a paneled bath with a bar-mixer shower, WC, and hand wash basin.

## Additional Features

Loft: Insulated, providing extra storage space.

Windows: Double-glazed UPVC throughout.

## Exterior

Rear Garden: A tiered private garden with a lawn on the upper tier and a flagged lower tier, perfect for outdoor furniture and dining. The garden is enclosed by new quality fencing and includes gated side access.

Parking: Double driveway and integrated single garage.

This end-of-terrace property offers a spacious and modern living environment in a sought-after, quiet location, making it an ideal home for families seeking comfort and convenience.

## Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





