



## 76 Welbeck Drive, Bradford, BD7 4BX

£200,000

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This well-presented 3-bedroom house, situated on a desirable corner plot, is available at a competitive price. Offering a perfect blend of comfort and functionality, the property boasts spacious gardens, one of which is mainly driveway, and has excellent potential for future extension. Neighbouring properties have added roof dormers, making planning permission easier to obtain, and the ample loft space, part-boarded with a Velux window, offers further scope for storage or renovation.



Council Tax Band: B



Upon entering the property, you are greeted by an entrance hall with stairs leading to the first floor. To the right, a door opens into a bright and airy living room, complete with wooden flooring, a feature fireplace, and a front-facing window that fills the space with natural light.

**Living Room:** Ample space for furniture, front-facing window, wooden flooring, and a feature fireplace.

**Kitchen/Diner:** Equipped with modern wall and base units, integrated appliances including an oven, gas hob, fridge, freezer, sink, dishwasher, and plumbing for a washing machine. The space also accommodates a dining table and chairs, with plenty of natural light coming from a rear window, French doors opening to the garden, and a side access door.

**First Floor:**

**Bedroom One:** A generous double bedroom with a front-facing window.

**Bedroom Two:** Features a rear-facing window and ample space for a double bed and furniture.

**Bedroom Three:** Ideal for use as a single bedroom, home office, or nursery.

**Bathroom:** Fitted with a panelled bath with shower attachment, WC, hand wash basin, and an obscured rear window.

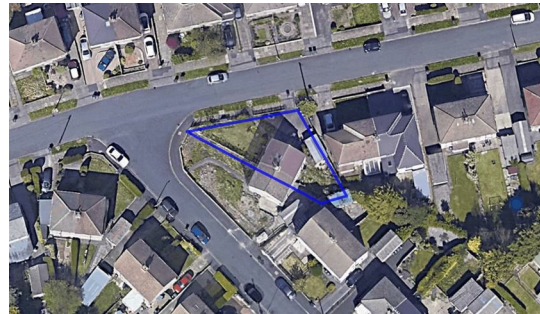
**External Features:** This property, located on a corner plot, enjoys a private rear garden with a patio and a lawned area, perfect for outdoor activities. The additional garden space, primarily used as a driveway, offers parking for multiple vehicles. The property also includes off-road parking via a garage, with a gated entrance and fencing for added privacy.

**Potential for Extension:** The property's corner plot offers excellent potential for extension. Neighboring homes have added roof dormers, suggesting a smoother planning permission process. Additionally, the loft space is part-boarded with a Velux window, making it ideal for storage or future renovation projects.

This is a fantastic opportunity for buyers seeking a comfortable family home with room to grow and expand.

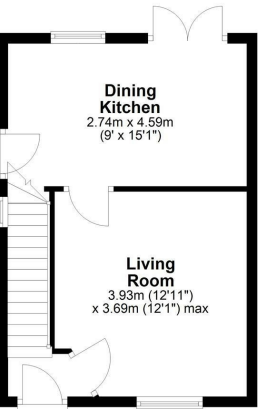
**Agent Notes & Disclaimer.**

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.

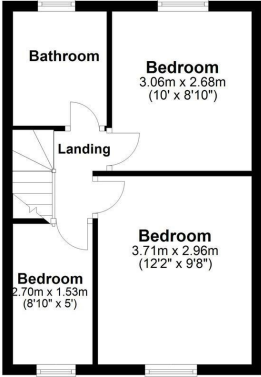




**Ground Floor**  
Approx. 31.1 sq. metres (334.4 sq. feet)



**First Floor**  
Approx. 31.4 sq. metres (337.5 sq. feet)



Total area: approx. 62.4 sq. metres (671.9 sq. feet)

