



20 Orleans Street, Bradford, BD6 2EL

£160,000

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This charming property, originally detached, offers a versatile and well-designed living space close to local schools, shops, and bus stops, making it an ideal family home.

The ground floor includes a bright lounge with a an electric fireplace, a spacious reception room, and an L-shaped kitchen with modern integrated appliances, ample storage, and access to the rear garden, W/C, and cellar. The first floor comprises a master bedroom with an en-suite, two additional double bedrooms, and a modern family bathroom.

Externally, the property boasts a south-facing garden with a decking area perfect for outdoor entertaining. On-street parking is available for multiple vehicles. This home combines practicality with charm in a highly convenient location.



Council Tax Band: A



Entrance:

Step into a welcoming entrance area, thoughtfully designed with ample space for shoes and coats. Provides access to the lounge, reception room, kitchen, and first-floor landing.

Lounge:

A bright and inviting space featuring an electric fireplace and a front-facing window that floods the room with natural light. Ample space for a large sofa, coffee table, and media unit ensures a comfortable and versatile living area.

Kitchen:

This well-appointed L-shaped kitchen boasts wooden floor and wall-mounted storage units, providing plenty of worktop space. Equipped with modern integrated appliances, including an electric hob, extractor unit, oven, and space for a freestanding fridge freezer. Offers convenient access to the rear garden, W/C, the side of the property, and a cellar.

W/C:

A convenient ground-floor w/c fitted with a low-level flush toilet and wash hand basin.

Reception Room:

A versatile family space with ample room for a large sofa, coffee table, and media unit. Features a front-facing window that enhances the room with natural light.

First Floor Landing:

A carpeted landing area that leads to the master bedroom, bedroom two, the house bathroom, and bedroom three.

Master Bedroom:

A spacious, carpeted double bedroom featuring a charming fireplace. Includes ample space for freestanding furniture and a front-facing window. Offers direct access to the en-suite.

En-suite:

A functional two-piece suite comprising a corner bar mixer shower cubicle and a wash hand basin.

Bedroom Two:

A carpeted double bedroom with a decorative fireplace, ample space for freestanding furniture, and a front-facing window offering lovely views.

House Bathroom:

A modern three-piece bathroom suite with a fitted shower over the bath, low-level flush toilet, wash hand basin, and a heated towel rail for added comfort.

Bedroom Three:

A well-proportioned, carpeted double bedroom with a window overlooking the side of the property.

Garden:

The south-facing garden is perfect for outdoor living, featuring a decking area ideal for family gatherings and relaxation.

Parking:

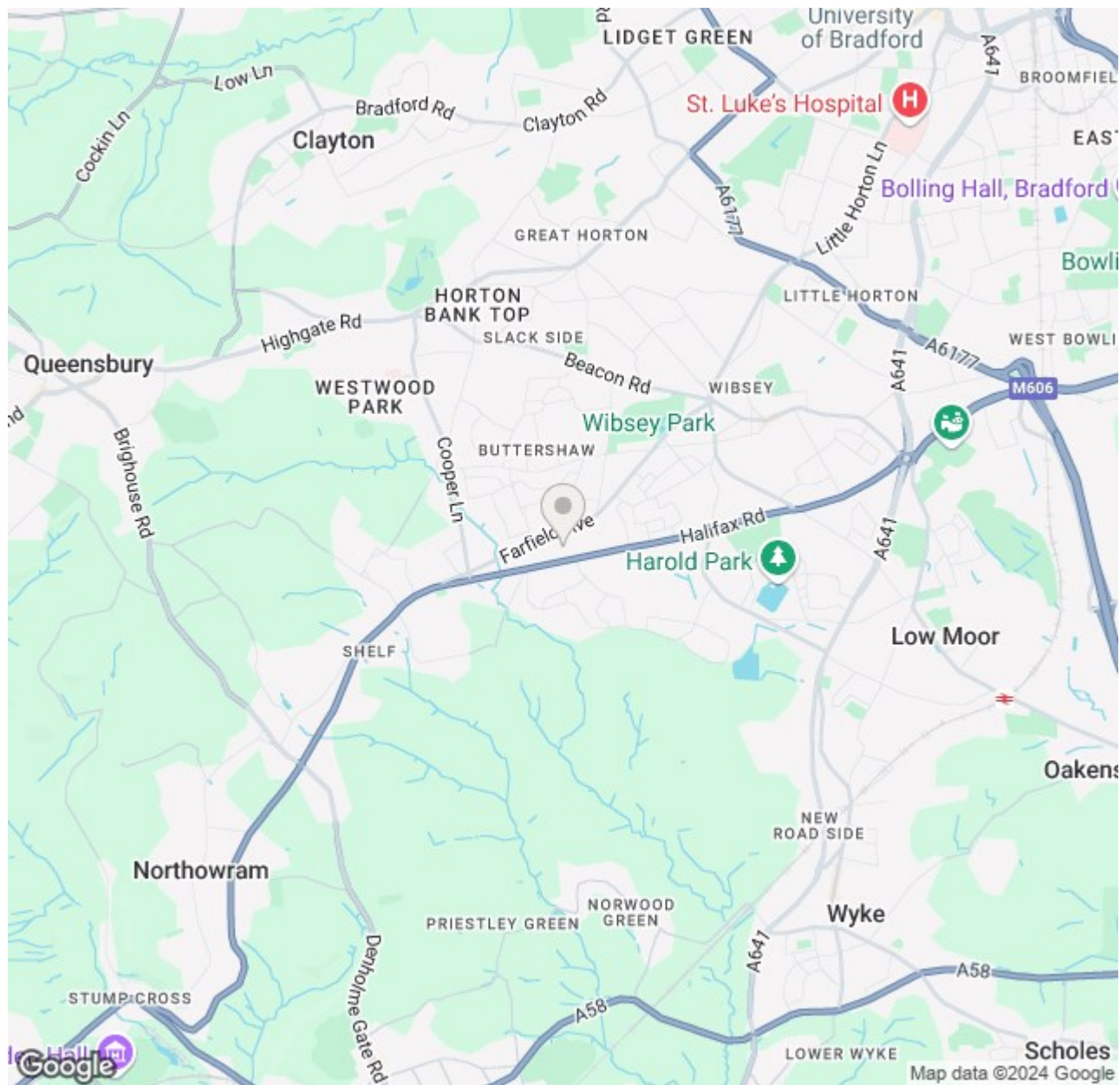
Convenient on-street parking is available for multiple vehicles.

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.







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