



## 59 St. Abbs Drive, Bradford, BD6 1EJ

£290,000

- Spacious family home with far-reaching views
- Large garden with detached summerhouse/bar
- Modern kitchen with oak worktops and breakfast bar
- Three double bedrooms and modern bathroom
- Lounge, dining room and French doors to garden
- Garage and driveway parking for 4-5 cars



# 59 St. Abbs Drive, Bradford BD6 1EJ

Beautifully Presented 3 Bedroom Semi-Detached Family Home With Far-Reaching Views & Superb Rear Garden Facilities.

A private, secure, and spacious family home with stunning outdoor space, fantastic views, and a superb all-year entertaining outbuilding. Perfect for families seeking comfort, practicality, and a great location.



Council Tax Band: C



The property has undergone a full renovation undertaken by the current owners. Including the addition of the garden building.

### Entrance & Ground Floor

Enter via the side into a handy storm porch welcoming you into this well-maintained and deceptively spacious family home.

A bright hallway that provides access to all ground-floor rooms. The property benefits from a useful cloakroom, additional under-stairs storage, and a separate dedicated utility area within a downstairs WC.

The modern kitchen is well-equipped and thoughtfully designed, featuring:

- Solid oak worktops
- Ceramic hob, extractor, and electric oven
- Sink with pull-out spray tap positioned beneath a large bay window offering excellent natural light
- Oak units and breakfast bar seating for two
- Solid laminate flooring
- Space for a freestanding fridge/freezer
- Freestanding dishwasher included in the sale

To the front is a comfortable lounge with ample room for a range of furniture and window overlooking the drive. Sliding doors open into the dining room, creating either a cosy or open-plan, versatile living space.

The dining room enjoys wood-effect laminate flooring and features French doors that open onto the garden, perfectly framing the impressive views from the rear.

### First Floor

A winding staircase with a side window leads to a bright first-floor landing.

The family bathroom is well-appointed with an L-shaped bath, overhead shower, vanity sink unit, WC, LVT flooring, and a large opaque rear window.

The home offers three double bedrooms:

- Master Bedroom (Front): Large window overlooking the front, extensive built-in storage, and plenty of space for additional freestanding furniture.
- Second Bedroom (Front): Another excellent double with room for furniture and a useful built in storage cupboard.
- Third Bedroom (Rear): Generous in size with a wide window capturing the far-reaching views across the rear landscape.

### Outdoor Space

The large rear garden is a standout feature, offering:

- A generous south facing plot with curved patio seating areas
- Fully fenced boundaries for safety and privacy
- Detached outbuilding/summerhouse with power, lighting, built-in bar and fridge – ideal for year-round entertaining
- Single entrance door plus double French doors for flexible use

### Parking & Location

Externally, the property includes:

- A single garage
- Block-paved driveway providing secure off-road parking for 4-5 vehicles
- High wooden side gate offering access to the rear garden

Positioned on an elevated plot within a pleasant and quiet development, the home benefits from impressive long-distance views. Ideally located close to excellent primary and secondary schools, everyday amenities, and major retailers such as Tesco Express and Morrisons.

### Agents 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.









