



18 Mostyn Grove, Bradford, BD6 3RB

£179,950

This well-proportioned ground floor home offers approximately 75.3 sq. metres (810.1 sq. feet) of well-planned accommodation, including two bedrooms, a spacious lounge, fitted kitchen and shower room, along with the added benefit of a conservatory providing versatile additional living space. The kitchen features wooden L-shaped worktops, cream units and modern integrated appliances, while the shower room is fitted with a contemporary three-piece suite.

Ideally located close to local schools and shops, the property also benefits from excellent transport links, with motorway access to the M606 and M62 within a 5–10 minute drive, making it ideal for commuters and families alike.

This well-proportioned ground floor bungalow offers thoughtfully arranged accommodation, ideal for comfortable and accessible everyday living. The property further benefits from level interior access, with an access ramp leading to the porch, making it suitable for a wide range of buyers.

The home is entered via a welcoming entrance hall, providing access to all principal rooms and creating a practical flow throughout. The kitchen is a spacious and bright room, larger than typically found in this style of bungalow, and is fitted with wooden L-shaped worktops and cream door units, offering excellent storage and preparation space. Windows overlooking the side and rear of the property allow plenty of natural light, while modern appliances include an oven, grill, electric hob and extractor unit.

The lounge is a good-sized living area, ideal for relaxation, featuring an inset gas fire and ample space for seating and furnishings.

There are two well-proportioned bedrooms, both offering flexibility for use as sleeping accommodation, guest rooms or a home office. The shower room is fitted with a modern three-piece suite, comprising a shower unit, WC and vanity sink basin.

To the rear, a conservatory provides versatile additional living space with access to the garden. Externally, the property benefits from easy-to-maintain front and rear gardens, useful garden storage, and off-road parking.

Additional features include double glazing, gas central heating with a recently installed boiler, a recently re-roofed property, and a large boarded loft storage room with pull-down loft ladder, offering excellent additional storage.

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.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

B

EPC Rating:

D

