



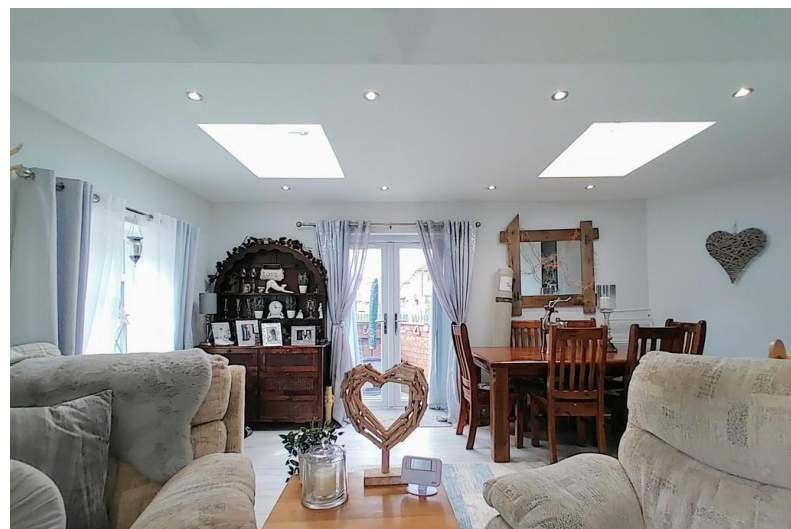
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**22 Bartle Lane**

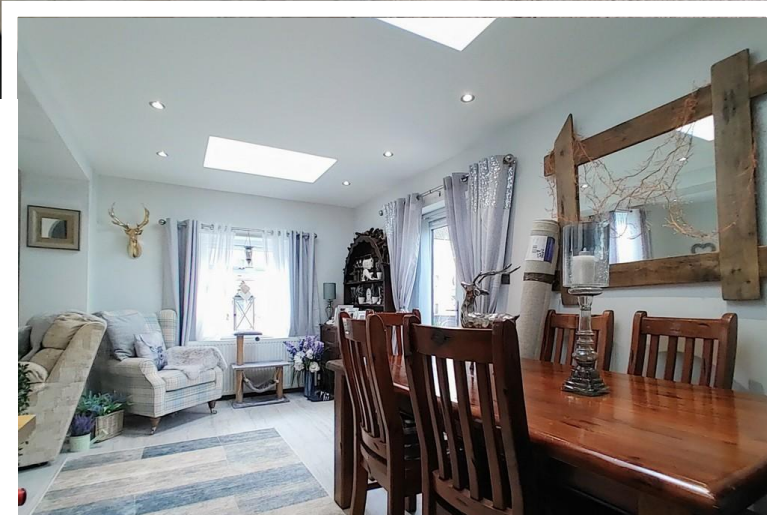
- THREE BEDROOM END TERRACE
- SIDE EXTENSION
- FULLY RENOVATED
- GAS CENTRAL HEATING

**£195,000**

EPC Rating 'TBC'







## Property Description

**\*\* SUPERB, EXTENDED END TERRACE PROPERTY \*\***  
**THREE BEDROOMS \*\* FULLY RENOVATED \*\***  
**IMMACULATELY PRESENTED \*\* QUALITY FIXTURES & FITTINGS \*\*** This impressive family home is located in a superb position with a park, school, mosque, bus routes and a large Tesco all within walking distance! Recent improvements include; side extension, re-plastering, new kitchen, new bathroom, converted basement room, redecorated, new central heating boiler and new carpets & flooring. Briefly comprising of: Lounge, Dining Room, Kitchen, Basement Room, three Bedrooms & Bathroom. Patio garden to the side. We are expecting a high demand for this highly desirable property, please register your interest ASAP.

### LOUNGE

14' 2" x 13' 8" (4.32m x 4.17m) An impressive living space, being open-plan to the side extension. The main focal point of the room is a new solid marble fireplace with an inset living flame gas fire with a glass front and polished chrome trim. Grey wood-effect laminate flooring, window to the front





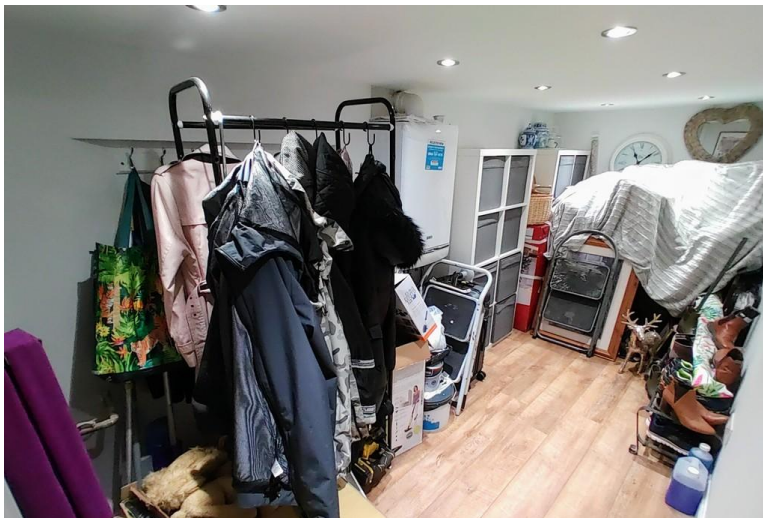
elevation, inset ceiling spotlights and a central heating radiator.

#### DINING ROOM

19' 0" x 8' 8" (5.79m x 2.64m) The dining room is part of the new side extension and is open-plan with the living room. Enjoying two roof windows, window to the front and French doors to the side patio garden. Grey wood-effect laminate flooring, Inset ceiling spotlights and two central heating radiators.

#### KITCHEN

14' 2" x 6' 4" (4.32m x 1.93m) A newly fitted kitchen with modern base and wall units, laminated working surfaces and complimentary splashback wall tiling. Integrated electric oven, four ring gas hob and chimney style extractor, stainless steel sink and drainer with mixer tap and plumbing for a washing machine. Grey wood-effect laminate flooring, Inset ceiling spotlights, central heating radiator and a window to the rear elevation. Cellar head area with more fitted cupboards and steps down to:



#### BASEMENT ROOM

13' 7" x 5' 9" (4.14m x 1.75m) A converted room that has been tanked, plaster-boarded, fully decorated and has laminate flooring & ceiling spotlights. The new BAXI central heating boiler is located here and there is also a radiator. Currently used for storage but could suit a variety of uses such as a home office space or occasional bedroom.



#### FIRST FLOOR

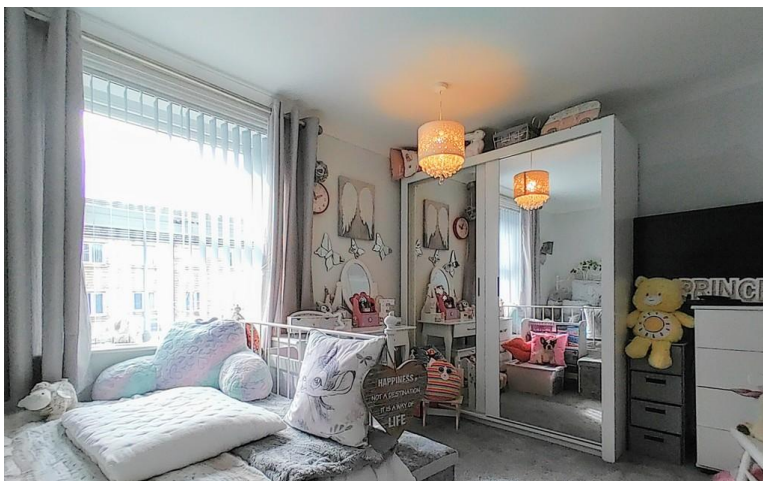
Landing area with a window to the side elevation, stairs to the second floor and access to bedrooms one and two, and the bathroom.

#### BEDROOM ONE

14' 2" x 10' 8" (4.32m x 3.25m) Window to the front elevation and a central heating radiator.

#### BEDROOM TWO

7' 9" x 6' 6" (2.36m x 1.98m) Currently used as a dressing room. Window to the rear elevation and a central heating radiator.



#### BATHROOM

A modern, fully tiled bathroom comprising of; a 'P' shape bath with rainfall shower over and glass screen, push button WC and a washbasin set in a vanity unit with storage below. LED back-lit mirror, window to the rear and a chrome heated towel rail. Aqua-board clad ceiling with inset spotlights.

#### SECOND FLOOR

#### BEDROOM THREE

14' 1" x 13' 6" (4.29m x 4.11m) An overall attic bedroom with open spindle balustrade, window to





the side elevation and wall-to-wall bespoke fitted wardrobes with sliding doors. Central heating radiator.

#### EXTERNAL

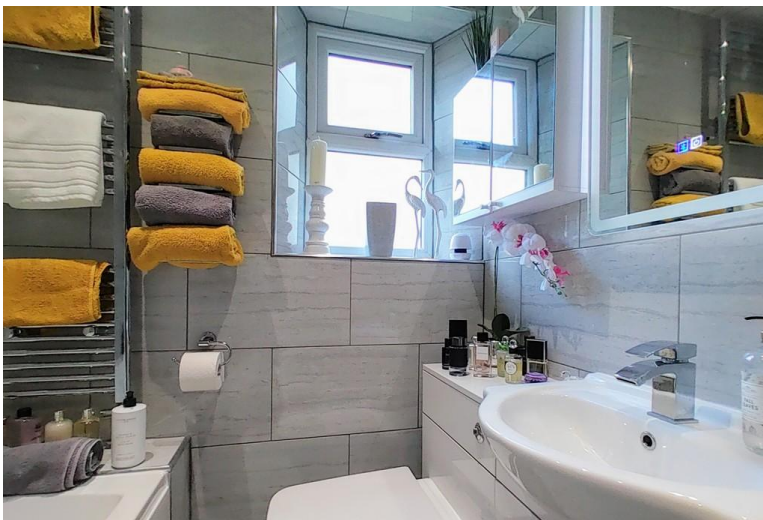
To the front of the property is a stone wall boundary with wrought-iron fence and gate. A path leads to a side paved patio seating area with fence boundary and the side entrance door. To the rear is a small raised patio area.



#### DIRECTIONS:

#### PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*



Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.



**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE.**

**RENT-A-HOUSE:** Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.



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