

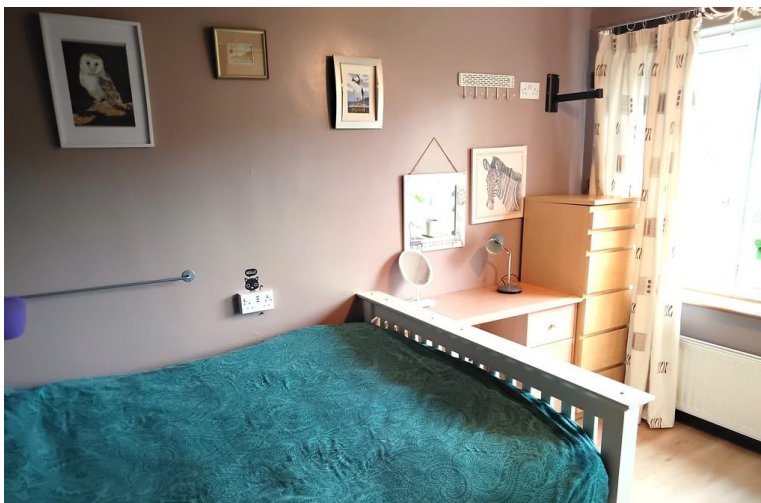
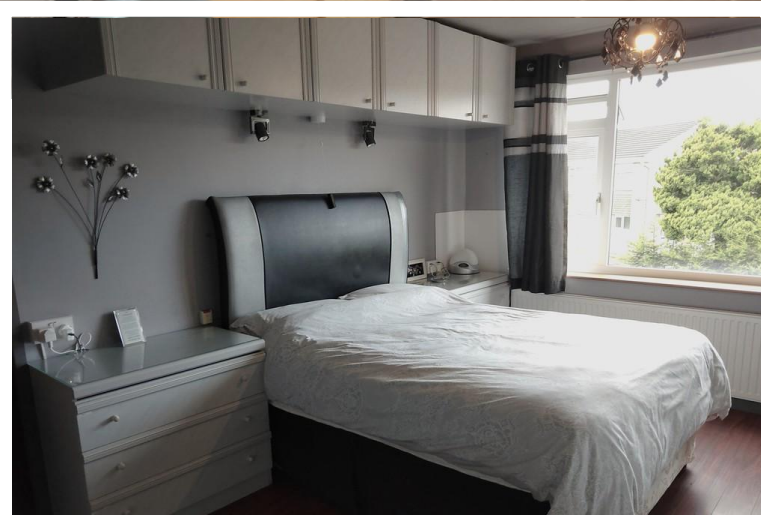


50 Middlebrook Crescent

- Semi Detached Property
- Three Bedrooms
- Living Room Open to Dining Room
- Cloak room

Offers Over £199,950
EPC Rating 'TBC'
Council Tax Band 'C'





Property Description

If you are looking for a new home for your growing family, this could be the one for you. Offering well presented and spacious accommodation and benefits from gas central heating and double glazing. The garden at rear has a lovely hideaway at the side of a stream, ideal for sitting out and enjoying the weather !

Briefly comprises; Entrance Hall, Living Room / open to the Dining Area, Kitchen and Cloakroom to the ground floor. On the first floor has Three Bedrooms and the Bathroom. Externally, there are gardens to front rear and a drive to the side leading to the garage.

ENTRANCE HALL

Side entrance door leads into the hallway, which has a central heating radiator and a staircase rises to the first floor landing.

LIVING ROOM

11' 9" x 15' 0" (3.58m x 4.57m) A window to the front elevation, wood burner stove and recessed fireplace, central heating radiator, open to the Dining Area .



DINING AREA

9' 1" x 11' 7" (2.77m x 3.53m) Sliding patio doors lead out to the rear garden and a central heating radiator.

KITCHEN

9' 0" x 12' 0" (2.74m x 3.66m) A range of wall and base units with contrasting work surfaces and incorporating a sink and drainer. Integrated oven with gas hob and extractor hood above. Cupboard housing the boiler, plumbing for dishwasher, space for fridge and window to the rear.

CLOAKROOM

A wash hand basin, WC and a window to the front elevation.



FIRST FLOOR LANDING

A window to the side elevation and door to storage having plumbing for a washing machine and space for a dryer.

BEDROOM ONE

10' 5" x 15' 0" (3.18m x 4.57m) A window to the front elevation, built in wardrobes, laminate flooring and a central heating radiator.

BEDROOM TWO

9' 1" x 11' 8" (2.77m x 3.56m) A window to the rear elevation, laminate flooring and a central heating radiator.



BEDROOM THREE

7' 7" x 9' 9" (2.31m x 2.97m) A window to the front elevation, laminate flooring and a central heating radiator.

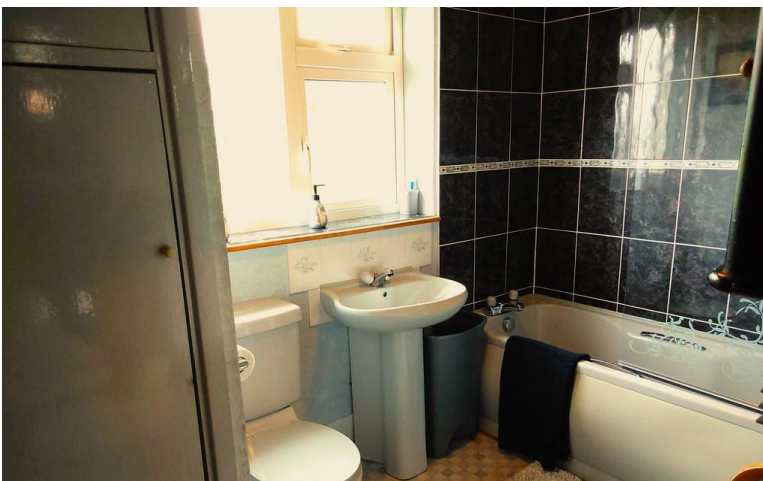
BATHROOM

A bath with shower over, Wc and wash hand basin, heated towel rail, partly tiled walls, window to the rear elevation and a door to storage.

EXTERIOR

The front has a lawn and is enclosed with flower and shrub borders. There is a drive to the side leading to the garage which has an electric door, water and power.

The rear is also enclosed, has a lawn and decked patio area along with flower and shrub borders. There is also a shed and greenhouse. At the back of the garden there are a few steps leading down to a lovely hideaway situated at the side of the stream, a perfect place to sit and relax !



PURCHASE DETAILS:

Please note that the services & appliances have not



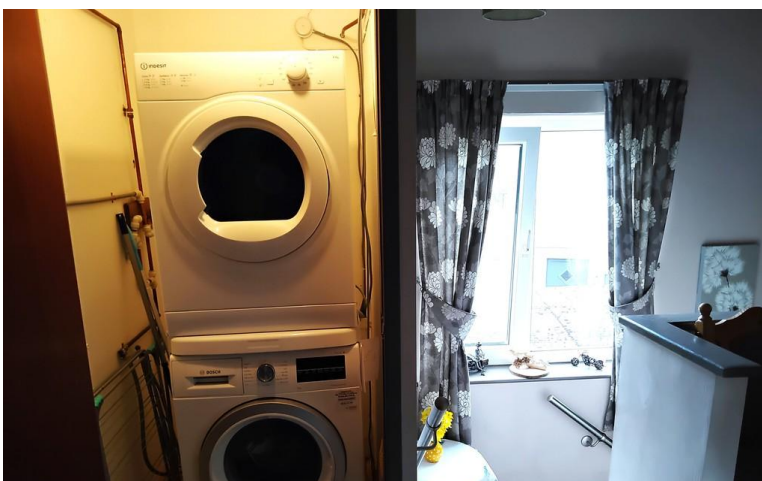
been tested & the property is sold on that basis.

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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