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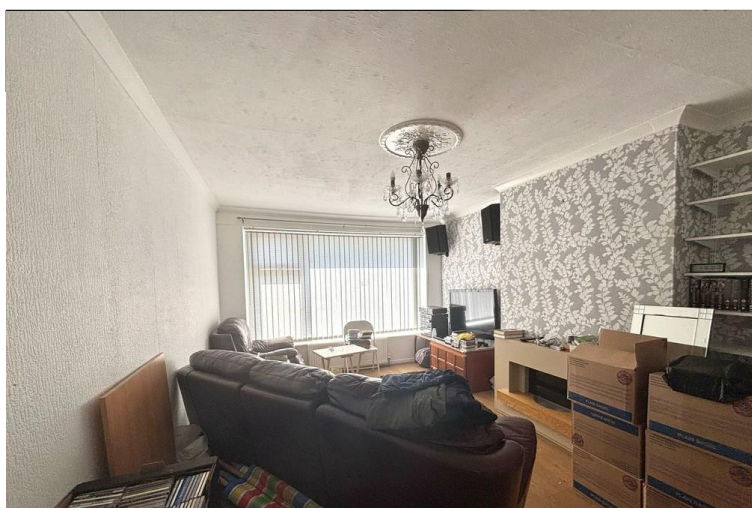
2 Middlebrook Hill

- TWO BEDROOM BUNGALOW
- SPACIOUS GARDEN
- GARAGE
- SHOWER ROOM

£170,000

EPC Rating '67'





Property Description

DESCRIPTION

Whitney's are excited to bring to the market this charming two bedroom bungalow with garage and spacious garden. Nestled in a quiet and sought-after location this delightful bungalow offers comfortable single level living with ample outdoor space. The property boasts a kitchen, living room, bathroom and two bedrooms. Viewing is highly recommended.

ENTRANCE HALL

9' 11" x 7' 07" (3.02m x 2.31m) You enter through the front door into a light and spacious hallway which gives you access to the living room, two bedrooms, bathroom and kitchen. The hallway also allows access to the loft space and has a good sized storage room along with a central heating radiator.

KITCHEN

10' 08" x 8' 10" (3.25m x 2.69m) The kitchen has a good size window to the front offering ample amounts of natural light. This room also boasts a range of wall and base units, cooker with gas hob and extractor fan, integrated appliances, tiled flooring





throughout and a modern wall central heating radiator.

LIVING ROOM

10' 10" x 17' 00" (3.3m x 5.18m) The generous size living room has a large window to the front, an electric fire surrounded by a feature fire place and central heating radiator.

BEDROOM ONE

11' 11" x 10' 11" (3.63m x 3.33m) This bedroom compromises of a window to the rear and central heating radiator.



BEDROOM TWO

8' 11" x 7' 11" (2.72m x 2.41m) This bedroom compromises of a window to the rear and central heating radiator.

BATHROOM

5' 05" x 6' 00" (1.65m x 1.83m) Modern fully tiled shower room which boasts of a WC, handwash basin, shower, heated towel rail and a window to the side.



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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		