



10 Onslow Crescent, Bradford, BD4 7TG
£190,000

THREE BEDROOM SEMI DETACHED ideally located in a sought after residential area close to well regarded local schools and excellent transport links connecting the surrounding major towns and cities. The property is well presented with pleasant rear garden and ample off road parking to the front.

Having been well maintained and improved by the current owners, the property has modern windows and doors and a boiler under warranty until June 2028. Further benefits include a side porch which provides a useful utility area, pleasant rear garden and parking for several vehicles to the front.

COUNCIL TAX BAND - B

EPC RATING - D

GROUND FLOOR

ENTRANCE HALL

Central heating radiator and stairs to the first floor.

LOUNGE

Spacious main reception room with a feature gas fire and decorative surround. Double glazed window and central heating radiator.

DINING KITCHEN

Open plan kitchen diner fitted with a range of wall and base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven and 5 ring gas hob. There is ample space for a dining table and further built in storage to the dining area. Central heating radiator, door to the side opening to the side porch and double glazed sliding door opening to the conservatory.

CONSERVATORY

Large conservatory, over 16ft in width with laminate flooring and two central heating radiators. Double doors open to the rear garden.

SIDE PORCH

Utility area which has plumbing for a washing machine and provides a useful storage space.

FIRST FLOOR

LANDING

Double glazed window and loft access.

BEDROOM

Double bedroom to the front elevation with a central heating radiator and double glazed window.

BEDROOM

A second double bedroom, this one to the rear with fitted shelving, a double glazed window and central heating radiator.

BEDROOM

Currently utilised as a workshop space, a third bedroom with a double glazed window and central heating radiator.

BATHROOM

A modern fitted bathroom suite in white comprising of a bath, low flush W.c, hand wash basin on a vanity unit and large walk in shower cubicle. Heated towel rail and double glazed window.

EXTERNAL

To the front of the property there is off road parking available for four vehicles. To the rear a fabulous enclosed garden with patio and lawn surrounded by good quality fencing. There are two storage sheds.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 86 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		<div style="border: 1px solid black; padding: 2px;"> 67 </div>	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	