



39 Newhall Gardens, Bradford

Bradford

£300,000

RIGHTHOUSE

# 39 Newhall Gardens

Bradford, Bradford

Spacious 5-bedroom Family house gives the quality of living in a quiet, peaceful, estate surrounded by Lots of greenery and a Family friendly neighbourhood. Perfect location, close to several schools, nurseries, and supermarkets. Sedbergh Sports and Leisure Centre 5 min drive. Bradford Ring Road to M606 Just Around the Corner.

Property Benefits from Newly Refurbished Open Plan Living/Dining Area With Infrared Underfloor Heating. Leading To a Large Beautiful Garden at the Rear.

At the front of the house, handy compact garage for storage. Spacious front yard with lots of space, not only for parking but also for kids to play. The greenery with various trees gives a connection with nature and happiness.

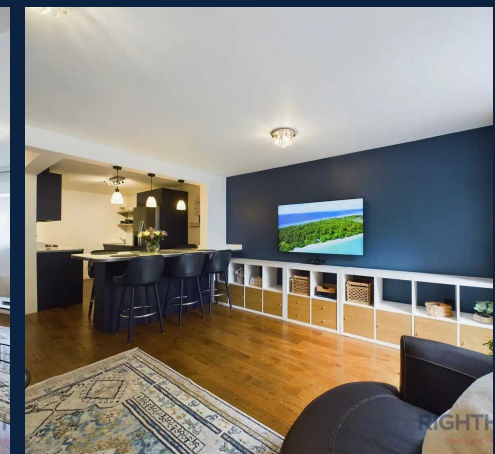
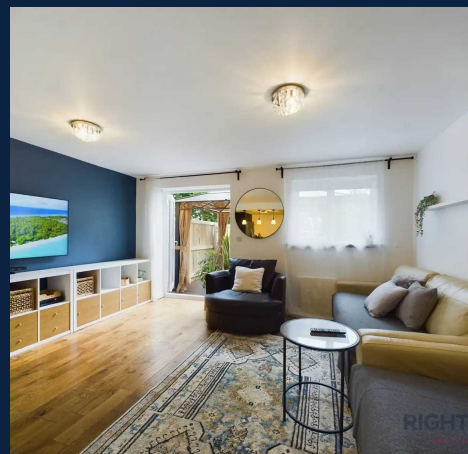
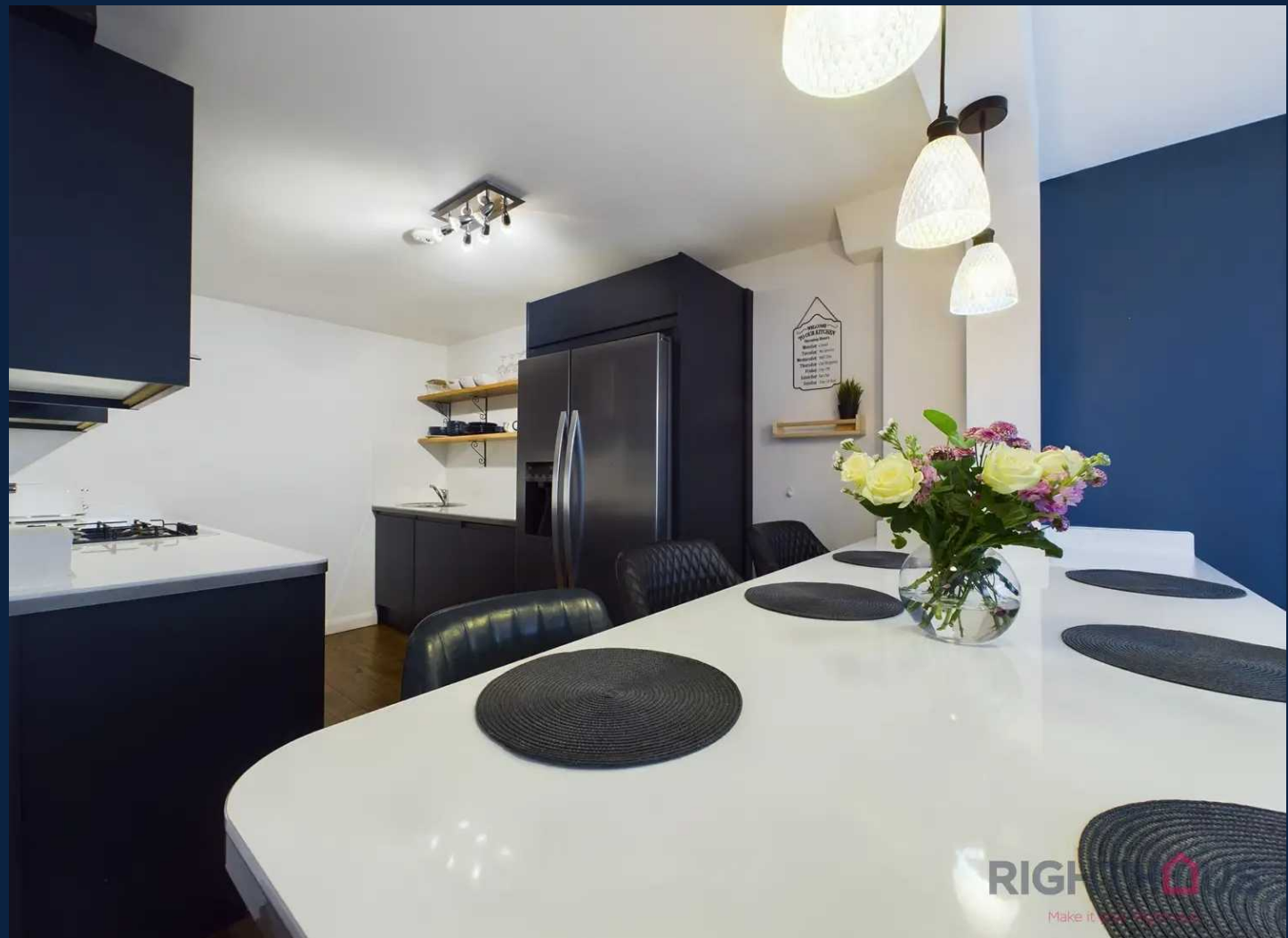
This House has been built in August 2013. The property was renovated in 2022. This Is Truly an Amazing Property And Location For A Family To Live In.

Also As Owners Are Moving Abroad They Are Happy To Leave All The Indoor and Outdoor Furniture And Appliances With The House.

Council Tax band: C

Tenure: Freehold

- NO CHAIN
- SEMI-DETACHED
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- TWO BATHROOMS & W/C



## Hallway

Hallway Has Its Own Infrared Underfloor Heating with A Separate Thermostat. Leading to the open plan kitchen dining area, Wc and first-floor landing.

## Living/ kitchen area

26' 1" x 14' 10" (7.94m x 4.53m)

The perfect layout plan: kitchen dining +living room +garden with gazebo brings the family together on special occasions and everyday use. The living/Dining Benefits From Infrared floor heating (with smart Wi-Fi thermostat), under an engineering Oak wood floor, which gives Luxury comfort and lower heating costs., Modern sleek kitchen in navy blue has an array of wall and base units as well as a good amount of workspace comes with all appliances American fridge freezer, gas hob electric oven, integrated dishwasher, washing machine.

Welcoming large dining island with storage underneath. Leather stools compliment the dining table. Spacious open living room with 2 x 3-seater leather couches and cuddle chair for Netflix evenings. Large Tv with extra-long storage unit. French doors welcome to the rear luxury patio.

## Wc

Part tiled W.C. comprising of 2 piece suite including low-level W.C. and pedestal hand basin. Also benefitting from underfloor heating and double glazing.



RIGHT



### Stairs and landing

Giving access to reception room 2, Bedroom 4 and the house bathroom.

### Bedroom 5

14' 11" x 13' 4" (4.55m x 4.07m)

The lounge has a Juliet balcony overlooking the tranquil rear garden and benefits from gas central heating, electric fire and double glazing.

### Bedroom 4

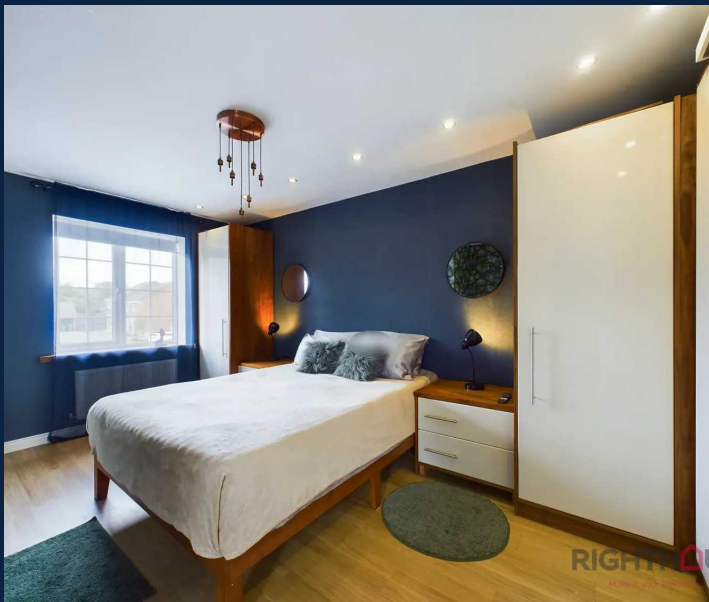
10' 3" x 8' 0" (3.13m x 2.45m)

The bedroom has modern decor and flooring. Benefitting from gas central heating and double glazing.

### Family bathroom

8' 1" x 5' 5" (2.47m x 1.66m)

Part tiled family bathroom comprising of 3 piece suite including panelled bath, low level W.C., pedestal hand basin and shower over bath. Also benefitting gas central heating and double glazing.



### Stairs and landing

Giving access to the three second-floor bedrooms and Attic Loft With Huge Storage Space.

### Master bedroom

16' 2" x 8' 6" (4.94m x 2.59m)

The bedroom has modern decor and flooring. Benefitting from gas central heating and double glazing.

### En-suite shower room

6' 2" x 3' 10" (1.88m x 1.16m)

Part tiled Ensuite shower room comprising of 3 piece suite including low level W.C., pedestal hand basin and shower cubicle. Also benefitting gas central heating and double glazing.

### Bedroom 2

13' 3" x 8' 3" (4.05m x 2.52m)

The bedroom has modern decor and flooring. Benefitting from gas central heating and double glazing.

### Bedroom 3

10' 0" x 6' 4" (3.04m x 1.93m)

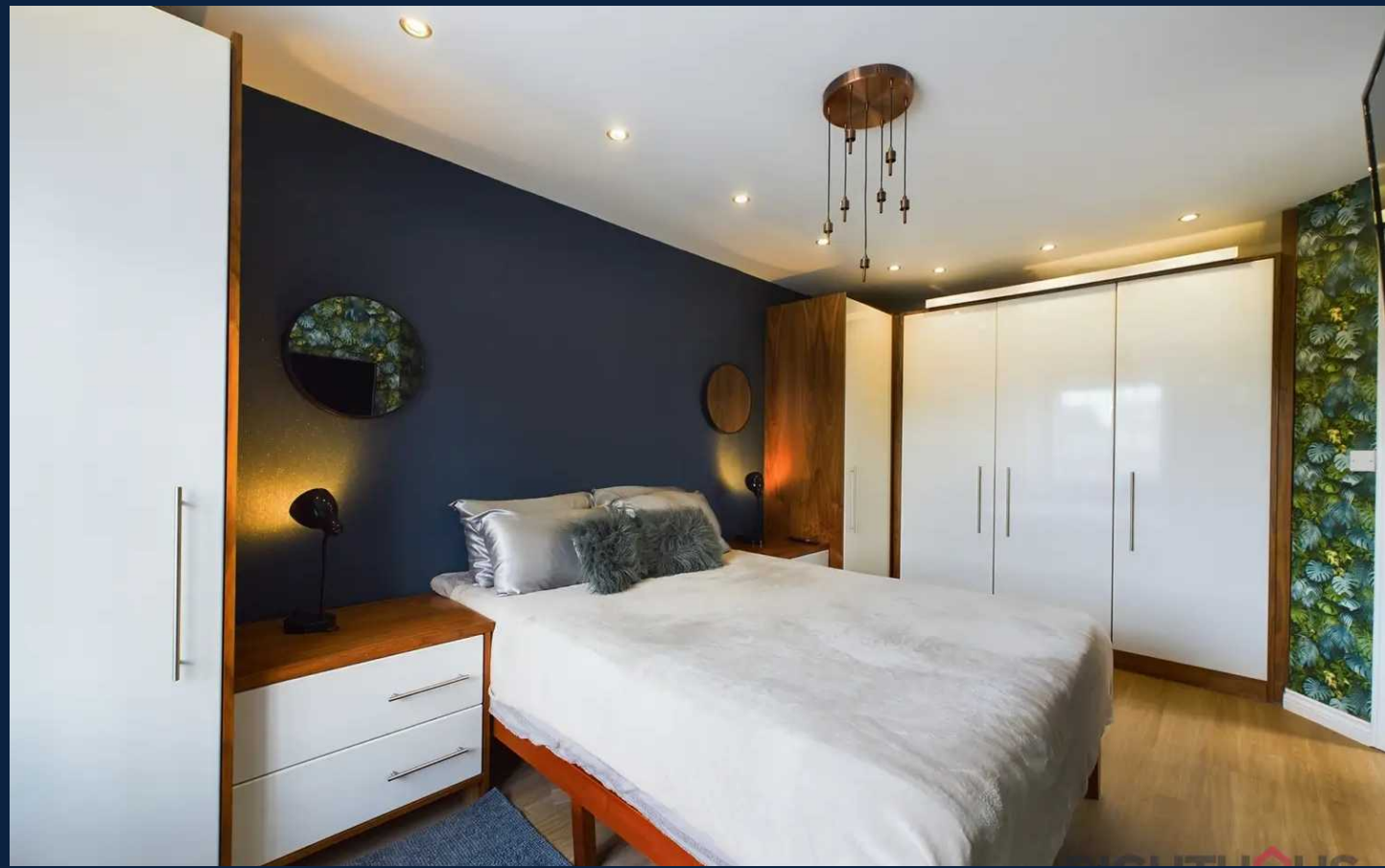
The bedroom has modern decor and flooring. Benefitting from gas central heating and double glazing.

### Rear Garden

Aesthetic bright and spacious back yard created for both kids and adults to enjoy .Easy to look after plantings and artificial grass gives comfort all year around . Kids climbing frame and trampoline gives you free time to enjoy your barbecue and relax at large patio dining set under gazebo.

### Front Garden

To the front of the property is a driveway that leads to the storage garage.

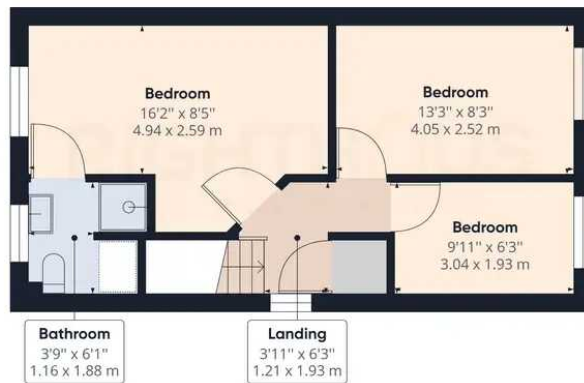




Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1237.37 ft<sup>2</sup>

114.96 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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