



199 Beacon Road, Bradford

Bradford

£250,000

RIGHTHOUSE

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Bradford, Bradford

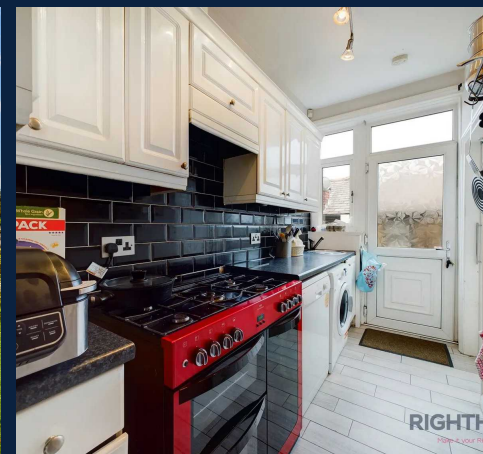
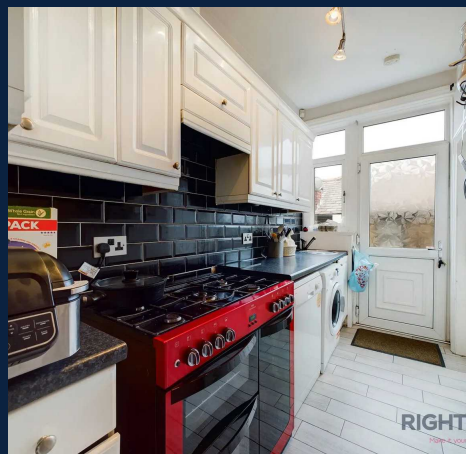
Righthaus are proud to offer ****VERY WELL PRESENTED ****4 BEDROOM**** 2 RECEPTION ROOMS ****SEMI DETACHED**** property situated in the popular residential location. The property benefits from 4 BEDROOMS, 2 ENSUITES, DOUBLE GLAZING, GAS CENTRAL HEATING.

Comprises of: hallway, lounge, dining kitchen, conservatory, utility room, staircase to first floor landing giving access to two bedrooms & family bathroom. This home Benefits from gas central heating and double glazing throughout. The property has the added benefit of having solar panelling. We are advised by our client that anyone buying the house would have significant savings and reduction in energy bills.

Council Tax band: C

Tenure: Freehold

- SEMI DETACHED
- 4 BEDROOMS
- 3 BATH/SHOWER ROOMS
- 2 RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- 2 CAR PARKING SPACES
- FRONT AND REAR GARDEN
- POPULAR BD6 LOCATION
- SOLAR PANELS



Hallway

16' 0" x 3' 11" (4.88m x 1.19m)

Giving access to the lounge, kitchen, utility room, WC and both downstairs bedrooms.

Lounge

11' 11" x 13' 0" (3.64m x 3.97m)

The lounge has a bay window and benefits from gas central heating, fireplace with a log burner and double glazing.

Kitchen

10' 11" x 11' 4" (3.34m x 3.46m)

Open style with the dining area. The kitchen has an array of wall and base unit's as well as a good amount of workspace, 1 bowl sink unit with drainer, giving access to the conservatory, stairs up to the first floor, gas central heating and double glazing.

Utility Room

5' 2" x 10' 8" (1.58m x 3.24m)

The utility room has an array of wall and base unit's as well as a good amount of workspace, 1 bowl sink unit with drainer, cooker, plumbing for an automatic washing machine and dishwasher, double glazed door leading to the side of the property, gas central heating and double glazing.

Conservatory

10' 11" x 9' 2" (3.33m x 2.80m)

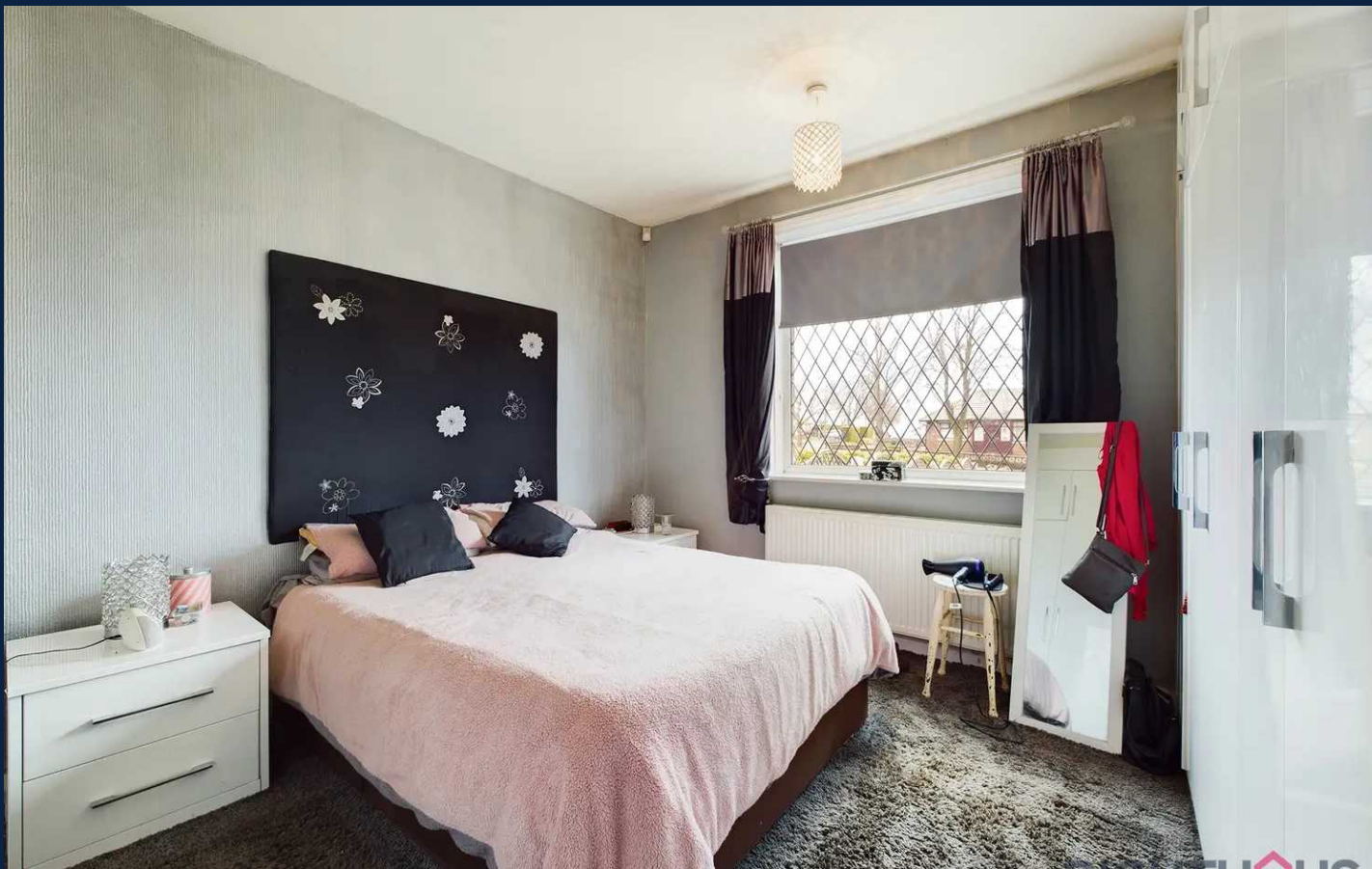
The conservatory overlooks the tranquil rear garden that itself is not overlooked benefits from double glazing and French doors opening into the rear garden.

Master Bedroom

12' 6" x 12' 1" (3.82m x 3.69m)

Modern decor and carpet. Benefitting from modern fitted wardrobes, ensuite gas central heating and double glazing.





Ensuite Shower room

5' 2" x 5' 10" (1.58m x 1.79m)

Fully 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.

Bedroom 2

8' 3" x 8' 11" (2.52m x 2.71m)

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

Ensuite Shower room

6' 6" x 5' 1" (1.98m x 1.54m)

Fully 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.

Landing and Stairs

2' 5" x 5' 9" (0.74m x 1.74m)

Giving access to both upstairs bedrooms and family bathroom.

3 Piece Bathroom

7' 2" x 5' 8" (2.18m x 1.73m)

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

Bedroom 3

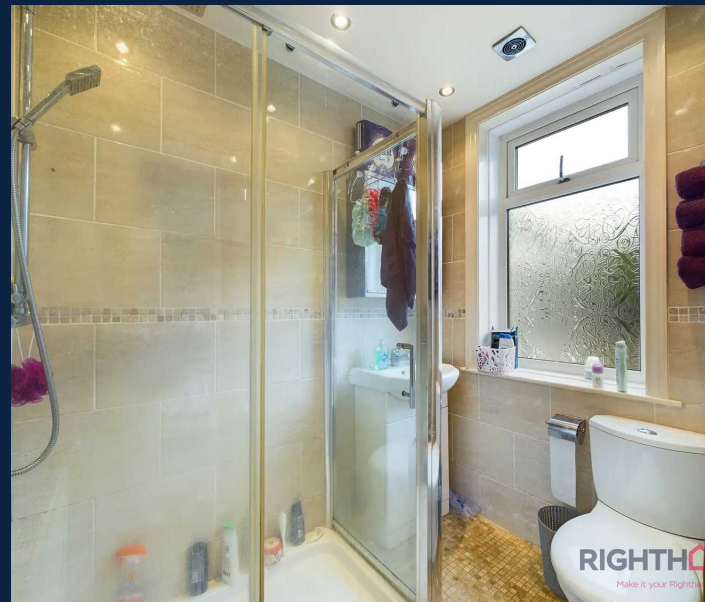
9' 0" x 11' 10" (2.74m x 3.61m)

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

Bedroom 4

9' 1" x 11' 6" (2.78m x 3.51m)

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



REAR GARDEN

To the rear of the property is a artificial lawn with feature decked area and patio, 2 sheds and border planting areas.

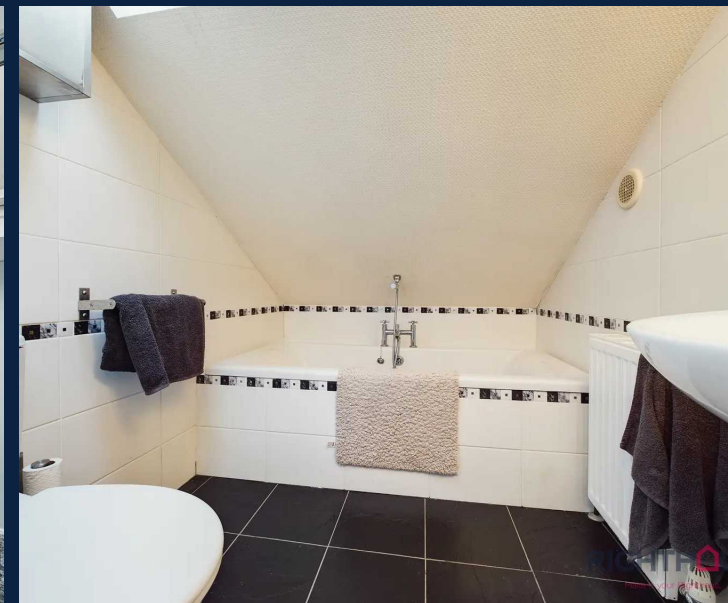
FRONT GARDEN

To the front of the property is a artificial lawn with feature border planting areas.

OFF ROAD

2 Parking Spaces

To the front of the property has 2 off road car parking spaces.





Floor 0



Floor 1

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SALES LETTINGS AUCTIONS

Approximate total area⁽¹⁾

1191.45 ft²
110.69 m²

Reduced headroom

59.99 ft²
5.57 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

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