



32 Spinney Rise Bradford



4 Bedroom House - Detached £250,000

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GROUND FLOOR:

Hallway:

Access via a front entrance door, central heating radiator, stairs to the first floor, internal access to the garage

Cloakroom / WC:

5'08" x 3'05"



A two piece suite comprising of a WC and wash basin, central heating radiator

Living Room:

11'08" x 15'06"



Double glazed window, central heating radiator, a fireplace and hearth with an inset living flame gas fire, television / telephone / SKY connection points

Dining Room:

10'10" x 8'05"



Two double glazed windows, central heating radiator, ample space for a dining table and chairs

Fitted Kitchen:

13'00" x 9'06"



Double glazed window, a part glazed external door giving access to the conservatory, a range of wall, drawer and base units, display cabinets, work surfaces, built in electric oven, gas hob with extractor hood over, plumbing for a washing machine, space for a fridge freezer, access to the conservatory

Conservatory:



A double glazed conservatory with a dwarf wall, air conditioning unit and warm air central heating, double glazed French doors giving access to the rear garden

FIRST FLOOR:

Landing:

Double glazed window to the side elevation, access to the first floor accommodation, access to the loft space

Bedroom One:

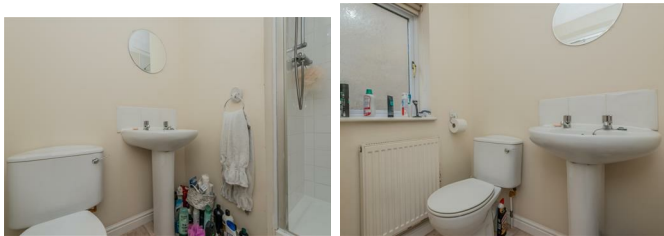
12'05" x 9'09"



Two double glazed windows, a range of fitted wardrobes providing useful storage and hanging space, television / telephone point, central heating radiator

En-Suite Shower Room / WC:

7'07" x 4'11"



A three piece suite comprising of a shower cubicle with a glazed door and electric shower, wash hand basin, low flush WC, central heating radiator

Bedroom Two:

10'06" x 8'00"



Double glazed window, central heating radiator

Bedroom Three:

10'07" x 8'04"



Double glazed window, central heating radiator

Bedroom Four:

9'04" x 6'04"



Two double glazed window, central heating radiator

Bathroom / WC:

7'08" x 5'00"



A three piece suite in white comprising of a panelled bath with shower mixer taps, a wash basin, low flush WC, central heating radiator, double glazed window

TO THE OUTSIDE:

Gardens:



To the front the garden is mainly open plan with a lawn. To the rear the garden is enclosed by fencing and has flowerbeds, a lawn and a paved patio.

Parking / Garage:

A driveway to the front provides useful off street parking and access to an integral single garage

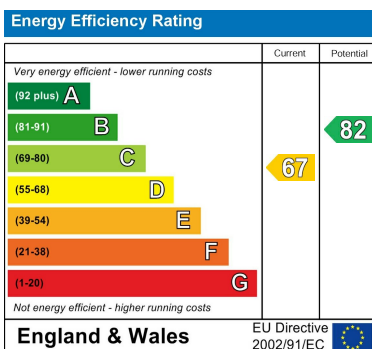
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7739-9723-3000-0166-7202>

EPC Rating & Council Tax Band:

EPC Rating: D / Council Tax Band: D

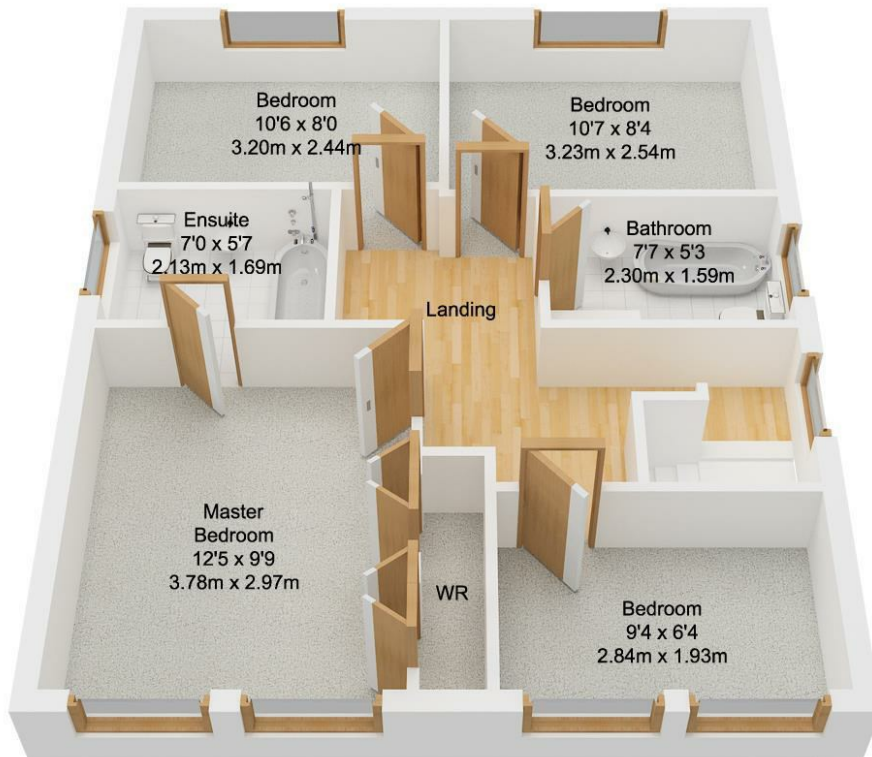
Energy Efficiency Graph



Floor Plan



Ground Floor
Approx. 73.38 sqm.
(789.85 sqft.)



First Floor
Approx. 53.21 sqm.
(572.74 sqft.)