

FOR SALE



New Line, Greengates, Bradford

3 Bedrooms, 1 Bathroom, Mid Terraced House

Guide Price £200,000



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- THREE DOUBLE BEDROOMS
- SET OVER THREE FLOORS
- LOCATED GREENGATES
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING



FRONT OF PROPERTY Front of property with small garden.

REAR GARDEN Pleasant enclosed easily maintained enclosed rear garden. Mainly paved with slate bed landscaping. Rear access gate.

ENTRANCE HALL Entrance hall giving access to living room and dining room/ kitchen. Central heating radiator.

LIVING ROOM 12' 4" x 14' 2" (3.76m x 4.32m) Living room with original features, fireplace and bay window, cornice and picture rail.

LIVING/DINING ROOM 13' 10" x 14' 7" (4.22m x 4.44m) Second living/dining room with built in shelving and cupboard unit. Upvc window to rear elevation and central heating radiator.

KITCHEN 7' 11" x 9' 4" (2.41m x 2.84m) Kitchen to rear with wall and base units, and contrasting worktops. Electric oven and 4 plate hob. Boiler. Plumbing for auto washer. Rear access to door.

PRINCIPLE BEDROOM 16' 5" x 11' 11" (5m x 3.63m) Principle bedroom with Upvc window to front elevation. Central heating radiator.

DOUBLE BEDROOM 10' 8" x 14' 5" (3.25m x 4.39m) Second double bedroom with Upvc double glazed window to rear elevation. Central heating radiator.

BATHROOM 7' 7" x 9' 0" (2.31m x 2.74m) Good sized bathroom with three piece suite in White. Comprising: Bath with shower over and glass shower screen. Low level WC and pedestal hand wash basin. Half tiled walls. Central heating radiator. Upvc double glazed window to rear elevation.



ATTIC BEDROOM 15' 4" x 18' 11" (4.67m x 5.77m)
Spacious Attic bedroom with Velux roof light and beamed ceiling. Central heating radiator.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		





GROSS INTERNAL AREA
 FLOOR 1: 536 sq ft, 49.81 m², FLOOR 2: 533 sq ft, 49.49 m², FLOOR 3: 243 sq ft, 22.53 m²
 REDUCED HEADROOM: 46 sq ft, 4.3 m²
 TOTAL: 1312 sq ft, 121.93 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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