









## welcome to

# **Ascot Drive, Bradford**

Modern open plan living area to the ground floor. Dual aspect living dining areas with front and rear patio doors. Previously three bedroom property, the opened up landing could easily be put back to bedroom three or staircase up to the loft to convert to a three/four bedroom, STPP.













#### **Entrance Hall**

With understairs storage, UPVC window and gas central heating radiator.

## **Open Plan Living Space**

23' 2" x 17' 11" ( 7.06m x 5.46m )

L shaped open plan kitchen, dining room and living room with a range of white wall and base units incorporating sink and drainer with work surfaces, free standing oven, plumbing for washing machine, space for dryer or dishwasher, UPVC window to the rear, larder storage, electric fire, patio doors to the front and UPVC french doors to the rear.

### Landing Bedroom One

8' 10" to fitted wardrobe x 12' 6" ( 2.69m to fitted wardrobe x 3.81m ) With window to the front.

#### **Bedroom Two**

10' 4" x 10' 7" ( 3.15m x 3.23m )

With gas central heating radiator and window to the rear providing lovely views.

## **Bathroom**

Three piece suite comprises of bath with shower over, wash hand basin, w/c and window to the rear.

#### Attic

With electrics, velux window and is accessed via drop down ladder.

### Cellar

Rear access to underneath the property which houses the boiler and has masses of potential to convert, subject to correct planning permissions.

#### Outside

Driveway leading to the garage and enclosed garden to the rear with decking and tiered areas.





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## **Ascot Drive, Bradford**

- Two bedrooms
- Two reception rooms
- Semi detached property
- Open plan living area
- £150,000-£160,000

Tenure: Freehold EPC Rating: D

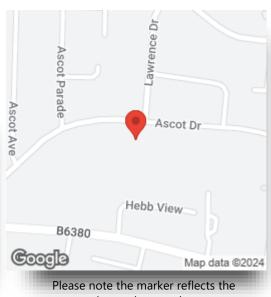
quide price

£150,000-£160,000









postcode not the actual property

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