



**Brownroyd Hill Road, Bradford BD6 1RZ**



**welcome to**

**Brownroyd Hill Road, Bradford**

Must be viewed to appreciate the scale and quality of the property available here.

A true bungalow set in a large plot, this extensive house boasts a grand reception room at the heart of the home, three double ground floor bedrooms, one with ensuite.



### **Entrance Hall**

L shaped hallway accessing all bedrooms, family bathroom and living room.

### **Lounge/ Diner**

22' at widest x 19' 4" at widest ( 6.71m at widest x 5.89m at widest )

L shaped lounge/diner with UPVC window to the side, feature fireplace, two gas central heating radiators and patio doors to the conservatory.

### **Kitchen**

8' 2" x 9' 7" ( 2.49m x 2.92m )

Fitted kitchen with a range of cream gloss finish wall and base units incorporating sink and drainer with granite effect worktops, electric double oven, ceramic induction hob with extractor hood over, integrated fridge, freezer and dishwasher.

### **Utility Room**

4' 8" x 7' 2" ( 1.42m x 2.18m )

UPVC stone built utility room set in side porch accessed via kitchen.

### **Conservatory**

7' 11" x 11' 10" ( 2.41m x 3.61m )

Accessed via living room, overlooking the garden space.

### **Bedroom One**

12' 10" x 12' 1" to fitted furniture ( 3.91m x 3.68m to fitted furniture )

Double bedroom with UPVC window to the front, gas central heating radiator and a range of fitted furniture.

### **Ensuite**

Comprises of shower cubicle, wash hand basin, w/c and gas central heating radiator.

### **Bedroom Two**

10' 4" x 9' 7" ( 3.15m x 2.92m )

Double bedroom with UPVC window to the front, fitted wardrobes and gas central heating radiator.

### **Bedroom Three**

12' 5" x 9' 8" ( 3.78m x 2.95m )

Double bedroom with UPVC window to the rear, fitted wardrobes and gas central heating radiator.

### **Bathroom**

Fully tiled three piece suite comprises of bath with shower over, vanity unit with concealed cistern and wash hand basin, w/c and gas central heating radiator.

### **Loft**

Loft accessed via drop down ladder, benefiting from being boarded and gable end window and electrics.

### **Garage**

17' 4" x 8' 9" ( 5.28m x 2.67m )

Integral garage houses the boiler and has electric roller shutter door.

### **Outside**

Extensive block paved driveway to the front of the house, space for several vehicles. To the rear well maintained gardens with shed. The property benefits from security systems and cameras.



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## Brownroyd Hill Road, Bradford

- Three double bedrooms
- True bungalow
- Garage
- Set in a large plot
- £350,000

Tenure: Freehold EPC Rating: D

# £350,000



Please note the marker reflects the postcode not the actual property

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