



**Cooper Lane, Bradford BD6 3NS**

**welcome to**

**Cooper Lane, Bradford**

A must view to appreciate the size of the property on offer.

With off road parking to the front and good size garden to the rear with beautiful views.



### **Entrance Porch**

Entrance porch at the rear of the property.

### **Entrance Hall**

With gas central heating radiator.

### **Lounge**

14' 10" into bay x 12' 6" into recess ( 4.52m into bay x 3.81m into recess )

With bay window to the front and fireplace.

### **Dining Room**

8' 3" x 15' 8" max ( 2.51m x 4.78m max )

With window to the rear and gas central heating radiator.

### **Kitchen**

9' x 17' 8" ( 2.74m x 5.38m )

Fitted kitchen with a range of white gloss wall and base units incorporating pot sink with work surfaces, storage larder, window to the rear and gas central heating radiator.

### **Games Room**

12' 10" x 9' 11" ( 3.91m x 3.02m )

With gas central heating radiator.

### **Utility Room**

3' 10" x 9' ( 1.17m x 2.74m )

With w/c, plumbing for washer and dryer. Houses the boiler.

### **Landing**

With window to the rear and gas central heating radiator.

### **Bedroom One**

11' x 12' 7" ( 3.35m x 3.84m )

With window to the front and gas central heating radiator.

### **Bedroom Two**

9' 9" into recess x 11' 8" ( 2.97m into recess x 3.56m )

With window to the front and gas central heating radiator.

### **Bedroom Three**

9' 11" x 9' 10" max ( 3.02m x 3.00m max )

With window to the rear.

### **Bedroom Four**

8' 4" x 5' 8" ( 2.54m x 1.73m )

With window to the front, storage cupboard and gas central heating radiator.

### **Bathroom**

Comprises of roll top bath, shower cubicle, wash hand basin, w/c, window to the side and gas central heating radiator.

### **Outside**

Driveway providing ample parking, lawn garden to the front, to the rear large garden with patio area and views.



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welcome to

## Cooper Lane, Bradford

- Four bedrooms
- End terrace property
- Driveway
- Two reception Rooms
- Offers in the region of £270,000

Tenure: Freehold EPC Rating: D

offers in the region of

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF114717 - 0003

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