



Union House Court Union House Lane, Bradford BD13 2SH

welcome to

Union House Court Union House Lane, Bradford

Must view property located in Clayton Heights benefiting from modern fitted kitchen with integrated appliances, conservatory, ample parking and integral garage.



Entrance Hall

With gas central heating radiator.

Lounge

15' 5" x 11' 5" into recess (4.70m x 3.48m into recess)

With window to the front, gas central heating radiator and electric blinds.

Dining Room

9' 8" x 8' 5" (2.95m x 2.57m)

With patio doors to the rear and gas central heating radiator.

Kitchen

11' x 14' 2" (3.35m x 4.32m)

Modern fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, breakfast bar, induction hob with cooker hood, electric double oven, built in coffee maker, integrated fridge freezer and microwave, two windows to the rear and gas central heating radiator.

Conservatory

10' 9" x 12' 4" (3.28m x 3.76m)

Leads to decking area with beautiful views, patio doors to conservatory and has solid insulated roof.

Landing

With window to the side, gas central heating radiator and provides access to the loft.

Bedroom One

8' 7" plus wardrobe x 13' 8" (2.62m plus wardrobe x 4.17m)

With window to the front, gas central heating radiator and provides panoramic views.

Bedroom Two

10' 1" plus wardrobe x 8' 6" (3.07m plus wardrobe x 2.59m)

With window to the rear and gas central heating radiator.

Bedroom Three

7' 5" x 5' 8" (2.26m x 1.73m)

With window to the front, gas central heating radiator and provides beautiful far reaching views.

Bathroom

Comprises of Jacuzzi corner bath, wash hand basin, w/c, heated towel rail, window to the rear, tiled walls and floors.

Outside

Driveway and lawn area to the front leading to integral garage. To the rear patio area and raised pebbled area with gated access at the rear. To the side decking area offering seating location with beautiful views.



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welcome to

Union House Court Union House Lane, Bradford

- Three bedroom
- Detached property
- Ample parking and Garage
- Conservatory
- Beautiful Panoramic Views

Tenure: Freehold EPC Rating: B

£275,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BDF115040 - 0007

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