



**Enfield Walk, Bradford BD6 3HY**



**welcome to**

**Enfield Walk, Bradford**

Beautifully presented three bedroom semi detached property set in highly sought after area. The integral garage makes this property prime for further development, subject to planning permissions. Boasting separate utility facilities and set in a good sized plot.



### **Entrance Hall**

With gas central heating radiator and wood effect flooring that is all throughout the ground floor.

### **Lounge**

15' 3" into bay x 10' 6" ( 4.65m into bay x 3.20m )  
With bay window, fireplace with gas fire, coving, dado rail and decorative ceiling rose.

### **Dining Area**

8' 9" x 8' 2" ( 2.67m x 2.49m )  
With picture rail, dado rail and provides access to the conservatory.

### **Kitchen**

7' 6" x 8' 1" ( 2.29m x 2.46m )  
Fitted kitchen with a range of white wall and base units incorporating stainless steel sink and drainer with work surfaces, gas hob, metro tiled splashback, gas central heating radiator and UPVC window to the conservatory.

### **Utility**

Utility in the garage.

### **Conservatory**

16' 8" x 10' 4" ( 5.08m x 3.15m )  
Larger than average conservatory with personnel door to the garage and french doors to the rear garden.

### **Landing**

With UPVC window to the side and gas central heating radiator.

### **Bedroom One**

13' into bay x 10' 7" ( 3.96m into bay x 3.23m )  
With UPVC window to the front and gas central heating radiator.

### **Bedroom Two**

11' 2" x 9' 8" ( 3.40m x 2.95m )  
With UPVC window to the rear and gas central heating radiator.

### **Bedroom Three**

6' 9" x 8' 2" ( 2.06m x 2.49m )  
With UPVC window to the rear and gas central heating radiator.

### **Bathroom**

Three piece suite comprises of p shaped bath, wash hand basin, w/c, gas central heating radiator and window to side.

### **Garage**

Integral garage with utility facilities, stainless steel sink and drainer with work surfaces and up and over door.

### **Outside**

Drive and lawn garden to the front with decorative borders, to the rear patio and lawn garden that provides access to garage via personnel door.



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## Enfield Walk, Bradford

- Three bedroom
- Semi detached property
- Garage
- Driveway
- £250,000

Tenure: Freehold EPC Rating: D

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF115076 - 0002

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