









## welcome to

## **Mostyn Grove, Bradford**

Extended three bedroom dormer bungalow. Lovely family home, with scope to further develop, subject to planning permissions. Benefiting from solar panels with a feed-in tariff.

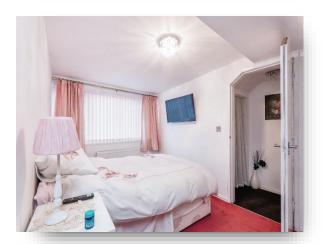












### **Entrance Porch**

Utility porch with french doors into the property. Porch has radiator and houses the boiler.

# **Entrance Hall Lounge**

14' 1" x 8' 8" ( 4.29m x 2.64m )

Open to the kitchen and situated in the extension with skylight window and patio doors to the rear.

#### Kitchen

10' 2" x 10' 10" ( 3.10m x 3.30m )

Open to the lounge with a range of wall and base units incorporating sink and drainer with work surfaces, electric hob and stairs leading to the bedroom.

# **Landing Bedroom One**

12' 5" at widest x 13' 5" at widest ( 3.78m at widest x 4.09m at widest )

Located on the first floor with eaves storage area. Has wash basin and w/c off the bedroom.

#### **Bedroom Two**

10' 10" x 14' 6" ( 3.30m x 4.42m )

Located on the ground floor with UPVC window to the front.

### **Bedroom Three**

12' 3" x 4' 9" ( 3.73m x 1.45m )

Located on the ground floor with UPVC window to the front.

### **Shower Room**

Located on the ground floor with walk in shower, wash hand basin set in vanity unit, w/c and morrocan style floor tiles.

## Outside

Paved drive with lawn to the side and shrubs and to the rear paved patio garden.





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## Mostyn Grove, Bradford

- Well maintained property
- Integrated solar panels
- Good sized plot
- Dormer bungalow
- Ensuite w/c

Tenure: Freehold EPC Rating: C

£210,000









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01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.