



West Park Road, Girdlington, Bradford, BD8 9SJ

- FIVE-BEDROOM MID THROUGH TERRACE
- TWO RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS
- SPACIOUS FAMILY HOME
- COUNCIL TAX BAND C
- ACCOMMODATION OVER FOUR FLOORS
- TWO BATHROOMS
- POSSIBLE CELLAR CONVERSION
- REAR DRIVEWAY AND GARAGE
- EPC RATING GRADE D

Offers In Excess Of £195,000

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HUNTERS BRADFORD PRESENTS - WEST PARK ROAD - BD8

FIVE-BEDROOM MID THROUGH TERRACE - ACCOMMODATION OVER FOUR FLOORS - TWO RECEPTION ROOMS - TWO BATHROOMS - FOUR DOUBLE BEDROOMS - POSSIBLE CELLAR CONVERSION - SPACIOUS FAMILY HOME - REAR DRIVEWAY AND GARAGE - COUNCIL TAX BAND C - EPC RATING GRADE D

BASEMENT

The basement has two rooms, one a similar size to reception room 1., this is an ideal room for conversion into a bedroom, games room, large kitchen diner. There is a second smaller room, ideal for storage.

GROUND FLOOR

Enter the porch ideal for hanging coats and placing shoes, from here, you enter a spacious hallway. From the hallway there are doors to access reception room 1, reception room 2, kitchen and a door to access the basement area.

Reception room 1 is a good size family room with bay window and gas fireplace. Reception room 2 is gain a good size family room, overlooking the back with gas fireplace. The kitchen has a range of both wall and base units, plumbing for a washing machine, gas cooker, space for a free-standing fridge freezer, a hatchway through to reception room 2 and a door to access the rear driveway / garage.

FIRST FLOOR

From the spacious open landing there are doors to access bedroom 1, bedroom 2, bedroom 5, WC, bathroom, and a handy storage cupboard. Bedroom 1 is a double room with a built-in wardrobe, overlooking the front. Bedroom 2 is a double room overlooking the rear, bedroom 5 is a single room to the front. The bathroom is a two piece with bath, basin and next to the bathroom is the WC and storage cupboard.

SECOND FLOOR

From the landing there is access to bedroom 3, bedroom 4 and shower room. Bedroom 3 is a double room to the front, bedroom 4 is also a double room. The shower room is a three piece with bath, basin, and WC.

EXTERNAL

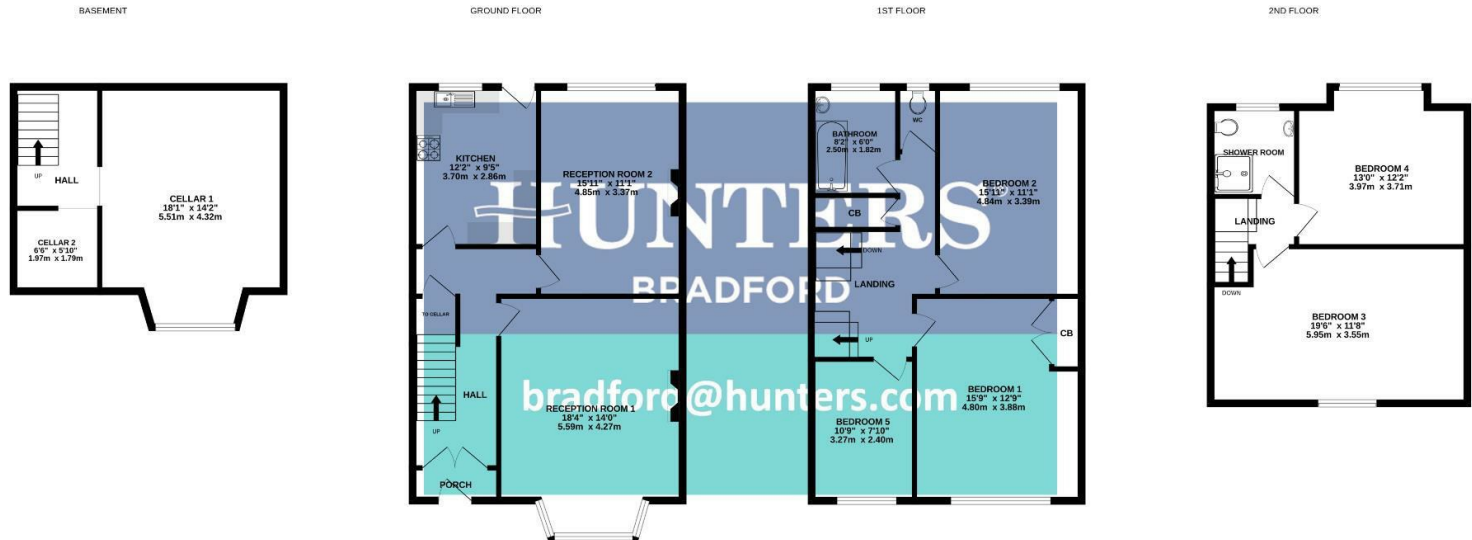
To the front is a small garden area, to the rear is a yard / driveway and a single detached garage.

LOCATION

Close to local schools, amenities, and transport links.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

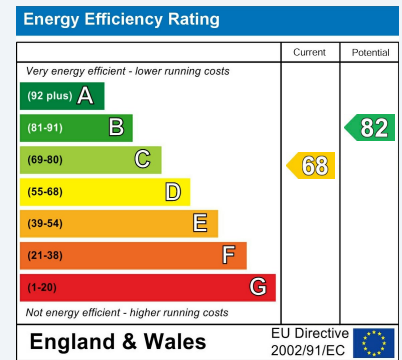
Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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