



**Bateson Street, Bradford BD10 0BE**

**welcome to**

**Bateson Street, Bradford**

An attractive and ready to move into TWO DOUBLE bedroom mid-terrace home which has been tastefully renovated throughout by the current owner. Situated in a popular location. Spacious and well presented accommodation throughout. Larger than average rear garden. Modern kitchen & bathroom.



## **Bateson Street**

### **Ground Floor**

#### **Living Room**

13' 9" x 13' 4" ( 4.19m x 4.06m )

A lovely lounge with attractive decor, log burner with feature surround, restored original cast iron radiator, front door and sash windows with attractive shutters making this a lovely bright room.

#### **Inner Hallway**

Door to both living room and kitchen and stairs leading to the first floor.

#### **Kitchen / Diner**

13' 9" x 7' 2" ( 4.19m x 2.18m )

The stylish kitchen features a range base units and open oak shelving with complimentary oak work surfaces over and matching upstands, Belfast style sink with mixer tap, range cooker with extractor over, integrated dishwasher, plumbing for washing machine and space for fridge freezer. Wooden flooring, vertical radiator and ample space for dining table and chairs. Useful storage space and door opening through to the breakfast room.

#### **Breakfast Room**

9' 9" x 4' 6" ( 2.97m x 1.37m )

A useful addition to the rear of the property and a versatile space with velux windows, chrome vertical radiator, window and wooden stable door to the garden. Oak breakfast bar and stools.

#### **Downstairs Cloakroom**

A useful cloakroom with WC, wash basin and window to the rear.

### **First Floor**

#### **Landing**

Stairs from the ground floor

#### **Bedroom Two**

14' x 10' 2" ( 4.27m x 3.10m )

A good sized double bedroom with attractive decor, radiator, ample space for free standing furniture and sash window to the front

#### **Bathroom**

13' 8" x 7' 3" ( 4.17m x 2.21m )

The spacious bathroom comprises; free standing bath with shower attachment. walk in shower cubicle with glass screen, low flush wc, pedestal wash basin, feature radiator, newly fitted (Jan 2024) wall mounted boiler, tiled flooring and two sash windows.

### **Second Floor**

#### **Bedroom One**

13' 9" x 18' 9" ( 4.19m x 5.71m )

To the top floor is the good sized double bedroom with four velux windows with velux black out blinds and benefiting from stunning far reaching views, ceiling beams and radiator.

#### **Outside**

To the front is a small cottage garden with wall border, gated path leads to the front door.

To the rear is a larger than average garden with space for outside entertaining or relaxing. Mature borders make this a lovely private space which comprises an enclosed walled cottage garden. This leads to a further area laid to lawn with a paved patio. This includes a garden shed

~Please note there is right of way access to the rear.



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welcome to

## Bateson Street, Bradford

- Two Double Bedrooms
- Modern & Stylish Accommodation
- Larger than Average Rear Garden
- Ready to Move into!
- Great Location

Tenure: Freehold EPC Rating: D

offers in the region of

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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