



**Turner Grove, Bradford BD4 0FG**

**welcome to**

**Turner Grove, Bradford**

Guide price £190,000 - £200,00. Located in a convenient residential area, this home is close to local amenities, schools, motorways and ring road, providing easy access to Bradford, Leeds and surrounding areas. Close to cycle superhighway between Bradford and Leeds. Few minutes walk to bus stops.





## Property Information

This well presented three-bedroom detached home is situated on a corner plot in the well regarded area of Tyersal, Bradford with close proximity to the motorways and ring road. Offered with no onward chain, this property is perfect for families, first-time buyers or investors looking for a hassle free purchase. The kitchen diner is a stylish and practical space, perfect for modern family living. With security system. Featuring a contemporary fitted kitchen with sleek units, French doors to the garden. Useful downstairs WC, three bedrooms and house shower room with waterfall shower. Externally there is a private garden with driveway and garage with power to the rear.

Nearest schools include Carrwood & Ryecroft primary, Bradford Foster Academy, Bradford Academy and Tong Leadership Academy.

Nearest places of interest include Black Carr Wood & Tyersal park.

## Entrance Porch

Front entrance door to welcoming entrance hall with central heating radiator, double glazed window to the side, luxury vinyl tiles.

## Lounge

14' 5" max x 11' 6" max ( 4.39m max x 3.51m max )

Double glazed window to the front, luxury vinyl tiles, central heating radiator, understairs storage.

## Kitchen Diner

14' 5" max x 9' 4" max ( 4.39m max x 2.84m max )

French doors to the rear is a standout feature to this room that opens directly onto the rear garden. These large glass doors flood the room with natural light and also create a seamless connection between indoor and outdoor living. Internally luxury vinyl tiles, central heating radiator, double glazed window to the rear, gas hob, electric oven, extractor fan, sink with drainer, plumbing for washer.

## Downstairs Wc

5' 2" max x 2' 8" max ( 1.57m max x 0.81m max )

Useful downstairs guest / cloakroom with frosted

glazed window.

## Landing

Staircase rising to the first floor, central heating radiator, luxury vinyl tiles. Access to the insulated loft.

## Bedroom 1

11' 2" max x 8' 1" max ( 3.40m max x 2.46m max )

Double bedroom with luxury vinyl tiles, central heating radiator, built-in storage.

## Bedroom 2

9' 5" max x 8' 1" max ( 2.87m max x 2.46m max )

Double bedroom with double glazed window to the rear elevation, central heating radiator, luxury vinyl tiles and built-in storage.

## Bedroom 3

8' 1" max x 6' 1" max ( 2.46m max x 1.85m max )

Single bedroom with central heating radiator, double glazed window and luxury vinyl tiles.

## Shower Room

6' 7" max x 6' 5" max ( 2.01m max x 1.96m max )

Modern shower room only a year old, February 2024, walk in shower with waterfall shower, low flush WC, hand held bidet, wash hand basin, heated towel rail, tiled floor and walls.

## Garage

Garage to the rear with power.

## Garden

South east facing garden, fenced, private low maintenance. Off road parking to the driveway.



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## **Turner Grove, Bradford**

- **\*\*GUIDE PRICE £190,000 TO £200,000**
- Detached Not Overlooked At The Front
- Modern Kitchen & Spacious Lounge
- Detached Garage with Electricity
- South-East Facing Garden, Corner Plot

Tenure: Freehold EPC Rating: B

guide price

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY115406 - 0005

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