



**Calverley Crescent, BRADFORD BD4 0BW**

**welcome to**

**Calverley Crescent, BRADFORD**

This three-bedroom home offers comfort and practicality. A bright lounge, modern kitchen with patio doors, and three bedrooms create a welcoming space. The bathroom, private garden, and spacious driveway complete the picture—perfect for relaxed, convenient living.



## Property Information

Nestled on Calverley Crescent, this three-bedroom home offers a perfect blend of comfort and practicality. The bright lounge, featuring an understair storage area and a double-glazed front window, provides a welcoming atmosphere, while the kitchen boasts laminate flooring, and patio doors, ideal for both everyday living and entertaining. Upstairs, three bedrooms offer a cozy retreat, complemented by a bathroom with a bath and shower over. Outside, a spacious driveway, lawned garden, and small stoned patio area create a perfect setting for relaxation. With fenced borders for privacy and excellent local amenities nearby, this home is a fantastic opportunity for comfortable living.

### Entrance Porch

5' 2" max x 3' 4" max ( 1.57m max x 1.02m max )  
Step into a warm and inviting entrance porch, which is carpeted for comfort. A double-glazed window to the side allows natural light to filter in, while a radiator ensures a cozy welcome in all seasons.

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5' 2" max x 2' 9" max ( 1.57m max x 0.84m max )  
A practical downstairs WC, featuring laminate flooring for easy maintenance. A radiator ensures year-round comfort, while a frosted double-glazed window to the side provides both privacy and natural light.

### Lounge

14' 7" max x 11' 8" max ( 4.45m max x 3.56m max )  
A carpeted lounge, offering a warm and inviting atmosphere. A double-glazed window to the front fills the space with natural light, creating a bright and airy feel. The room also features a radiator for comfort, a handy understair storage area, and stairs leading to the first floor, providing practicality.

### Kitchen

14' 7" max x 9' 7" max ( 4.45m max x 2.92m max )  
The functional kitchen has laminate flooring which offers durability and easy upkeep, while patio doors

lead out to the garden, filling the space with natural light and providing seamless indoor-outdoor living. A radiator ensures comfort in every season, complemented by a double-glazed window to the rear for additional brightness. The kitchen is equipped with a built-in electric oven, gas hob, and a sleek stainless steel sink and drainer, making it a perfect space for cooking and entertaining.

### Landing

9' 3" max x 6' 2" max ( 2.82m max x 1.88m max )  
A cozy and practical landing area, carpeted for comfort. A radiator provides warmth throughout, ensuring a welcoming feel. The space seamlessly connects the upstairs rooms and features stairs leading down to the ground floor, offering smooth flow between levels.

### Bedroom One

13' 2" max x 8' 3" max ( 4.01m max x 2.51m max )  
A bright and inviting bedroom, carpeted for a cozy atmosphere. A double-glazed window to the front allows natural light to stream in, creating a warm and airy feel. A radiator ensures comfort throughout the seasons, making this space a peaceful retreat.

### Bedroom Two

11' 8" max x 8' 3" max ( 3.56m max x 2.51m max )  
A comfortable and well-lit bedroom, featuring carpet flooring for a cozy touch. A double-glazed window to the rear provides garden views and allows natural light to brighten the space. A radiator ensures warmth and comfort throughout the year, making this an inviting retreat.

### Bedroom Three

8' 1" max x 6' 2" max ( 2.46m max x 1.88m max )  
A cozy bedroom, featuring carpet flooring for added comfort. A double-glazed window to the front welcomes natural light, creating a bright and airy ambiance. A radiator ensures warmth and relaxation throughout the seasons, making this space an ideal retreat.

## Bathroom

6' 6" max x 6' 2" max ( 1.98m max x 1.88m max )  
Bathroom with a frosted double-glazed window to the rear that provides privacy while allowing natural light to brighten the space. The room features a wash basin, WC, and a bath with shower over, offering both convenience and comfort. The laminate flooring and partially tiled walls ensure durability. A radiator provides warmth, creating a relaxing environment for unwinding at the end of the day.

## External

The property boasts a spacious driveway, providing ample off-street parking for convenience. A square lawned area offers a neat and inviting outdoor space, ideal for relaxing or gardening. Fenced borders provide privacy and security, enhancing the appeal of the outdoor setting. A small stoned patio area completes the space, perfect for outdoor seating or entertaining.



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## Calverley Crescent, BRADFORD

- 3 Bedrooms
- Driveway
- Garden
- Spacious Lounge
- Downstairs WC and Upstairs Bathroom

Tenure: Freehold EPC Rating: B

guide price

**£190,000**



Please note the marker reflects the postcode not the actual property

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**william h brown**



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**