



Briardale Road, Bradford BD9 6PT

welcome to

Briardale Road, Bradford

Ideal for first time buyers or growing family is this well presented three bedroom mid townhouse. With off street driveway parking to the front with an enclosed impressive size lawn to the rear. uPVC double glazing and central heating. Energy Rating: B. *GUIDE PRICE £170,000-£180,000*



Entrance Hall

A uPVC double glazed door leads into the entrance hall with staircase rising to the first floor landing and a door into the living room.

Living Room

14' 6" x 13' (4.42m x 3.96m)

A light and airy room with a uPVC double glazed window, central heating radiator and wall mounted gas fire. Wood effect flooring and door into the kitchen diner.

Kitchen Diner

16' 1" x 8' 1" (4.90m x 2.46m)

A range of cream wall and base units with complementary work tops, stainless steel sink with mixer tap and drainer. Integral electric oven with four ring gas hob and exposed extractor. Plumbing for a washing machine and space for a fridge freezer. Door into the under stair storage cupboard and door into the conservatory. uPVC double glazed window and central heating radiator.

Conservatory

A versatile room with double glazed windows and French doors into the rear garden.

First Floor Landing

Access into the three bedrooms and bathroom.
Access to the loft room via a pull down ladder ideal for storage.

Bedroom One

10' 10" x 9' 8" (3.30m x 2.95m)

uPVC double glazed window and central heating radiator.

Bedroom Two

9' 8" x 9' 5" (2.95m x 2.87m)

uPVC double glazed window and central heating radiator.

Bedroom Three

6' 7" x 5' 11" (2.01m x 1.80m)

uPVC double glazed window and central heating radiator.

Bathroom

A white three piece suite comprising of bath with shower over, low flush W.C and a wash hand basin. Fully tiled walls, chrome wall mounted towel heater and uPVC double glazed frosted glass window.

Exterior

Off street driveway parking to the front and an impressive size rear enclosed lawn.



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welcome to

Briardale Road, Bradford

- Well presented throughout
- Three bedroom mid townhouse
- Impressive size rear lawn
- Off street driveway to the front
- UPVC DG & GCH

Tenure: Freehold EPC Rating: C

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP109811 - 0007

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