



**Quarry Bank Road, Bradford BD2 3GL**

**welcome to**

**Quarry Bank Road, Bradford**

With generous room sizes, modern kitchen diner with French doors into the enclosed lawned rear garden, ready to move straight into is this immaculately presented three bedroom semi detached with 8 years remaining on the NHBC!! Off street parking. uPVC DG & GCH. Energy Rating: B



### **Entrance Hall**

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

### **Living Room**

14' 10" x 11' ( 4.52m x 3.35m )

A spacious light and airy room with uPVC double glazed bay window to the front elevation with a central heating radiator and door into the inner hall.

### **Inner Hall**

Accessed off the living room, with a door into the W.C and storage cupboard.

### **W.C**

A low flush W.C. and a wash hand basin with uPVC double glazed frosted glass window and central heating radiator.

### **Storage Cupboard**

Useful storage cupboard.

### **Kitchen Diner**

14' 7" x 8' 11" ( 4.45m x 2.72m )

A range of modern wall and base units with complementary work surfaces with matching upstanding, stainless steel sink with mixer tap and drainer. Integral electric oven with four ring gas hob and exposes extractor. Integral fridge / freezer, washing machine and dishwasher. Wood effect flooring, uPVC double glazed window with uPVC double glazed French doors leading out into the rear garden.

### **First Floor Landing**

Generous size landing with access into two bedrooms and the house bathroom with staircase leading to the second floor bedroom. uPVC double glazed window and central heating radiator.

### **Bedroom Two**

14' 8" x 8' 9" ( 4.47m x 2.67m )

A good size bedroom with uPVC double glazed window overlooking the rear garden and central heating radiator.

### **Bedroom Three**

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

uPVC double glazed window and central heating radiator.

### **Bathroom**

A white three piece suite comprising of bath with shower over and a glazed shower screen, low flush W.C and wash hand basin. uPVC double glazed frosted glass window and central heating radiator.

### **Second Floor Bedroom One**

18' 8" x 14' 8" ( 5.69m x 4.47m )

What a size bedroom! With a uPVC double glazed window and central heating radiator, with a door into the three piece en-suite shower room.

### **En-Suite Shower Room**

A white three piece suite comprises: walk in shower unit, low flush W.C and a wash hand basin. uPVC double glazed frosted glass window and central heating radiator.

### **Exterior**

Off street parking to the rear with a fully enclosed lawned rear garden offering an excellent degree of privacy.



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welcome to

## Quarry Bank Road, Bradford

- Three bedroom semi detached
- Well presented throughout
- 8 years remain on the NHBC
- Accommodation over three floors
- Enclosed lawn rear garden

Tenure: Freehold EPC Rating: B

# £240,000



Please note the marker reflects the postcode not the actual property

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