



**Hemingway Road, Bradford BD10 9TT**

**welcome to**

**Hemingway Road, Bradford**

An EXTENDED three bedroom detached house with SPACIOUS living accommodation beautifully presented throughout. Viewing essential to appreciate this lovely home. A great property in a DESIRABLE LOCATION for any family looking to upsize.



### **Entrance Porch**

Enter from the front through an oak veneer door into the porch, with a tiled floor, ceiling spotlights, house alarm, anthracite radiator and a uPVC double glazed window to the side.

### **Wc**

Always useful in a family home, this downstairs toilet is part tiled and has a wc, wash hand basin set in a vanity unit, anthracite heated towel rail, extractor fan and a uPVC double glazed window to the side.

### **Lounge**

16' 5" x 12' Into recess ( 5.00m x 3.66m Into recess )  
A spacious lounge having a gas fire with a marble hearth and back with an oak surround making a lovely central focal point in the room. Also benefiting from two vertical radiators, ceiling spotlights, glazed doors separating the room from the dining room and a uPVC double glazed window to the front.

### **Kitchen/ Diner**

20' 4" x 19' 2" Into recess ( 6.20m x 5.84m Into recess )  
This is an impressive and spacious kitchen/diner being the real hub of this family home and a great entertaining space. The kitchen has a good range of wall and base units with quartz work surfaces over incorporating a sink and drainer with complimentary splash back. The integrated appliances include a fridge freezer, dishwasher, double electric oven and an AEG induction hob with stylish extractor hood above. The work surface continues to create a breakfast bar. The kitchen area has a tiled floor and there is an engineered oak floor in the dining/living area and benefits from underfloor heating. There are also two anthracite vertical radiators, ceiling spotlights, two Velux windows, a uPVC double glazed window to the rear and French doors leading out to the rear garden.

### **Utility Room**

With a range of wall and base units with work surfaces over and a tiled splashback, plumbing for a washing machine, tiled flooring, anthracite radiator and a composite door to the side

### **Landing**

The stairs rise from the lounge having an oak and glass banister, onto the landing with a uPVC double glazed window to the side. There is also a useful airing cupboard, anthracite vertical radiator, doors to three bedrooms, bathroom and access to the part boarded loft with light and power point via a pull down ladder.

### **Bedroom One**

11' 11" x 10' 3" Including wardrobes ( 3.63m x 3.12m Including wardrobes )

A good size double bedroom positioned to the rear elevation with built in wardrobes, ceiling spotlights, radiator and a uPVC double glazed window boasting far reaching views.

### **En Suite**

Accessed from bedroom one, part tiled and comprising of a shower cubicle with a soft stone shower tray, wash hand basin set in a vanity unit, wc, heated towel rail, extractor fan, underfloor heating and a uPVC double glazed window to the side.

### **Bedroom Two**

10' 1" x 9' 4" ( 3.07m x 2.84m )

A further good size double bedroom positioned to the front elevation with space for free standing furniture, radiator and a uPVC double glazed window.

### **Bedroom Three**

9' 8" x 6' 10" ( 2.95m x 2.08m )

A good size single bedroom positioned to the front elevation with space for free standing furniture, radiator and a uPVC double glazed window.

### **Bathroom**

With tiling to the floor and splash areas the modern and stylish bathroom comprises of a P shaped panel bath with shower above, wc, wash hand basin set in a vanity unit, shaver point, anthracite heated towel rail and extractor fan

### **Outside**

To the front of the property there is a driveway leading to the garage and providing off street parking for multiple vehicles. To the rear there is a sunny enclosed garden having an artificial lawned area and an Indian stone patio. Perfect for the children there is a built in sand pit and also benefiting from a storage shed with power and an outside tap.

### **Garage**

An integrated single garage which can also be accessed off the porch.



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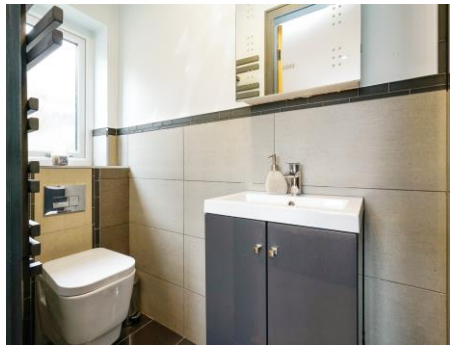
welcome to

## Hemingway Road, Bradford

- Three Bedroom Extended Detached Family Home
- Spacious Kitchen/Diner/Living Area
- Desirable Location
- Modern & Stylish Throughout
- Off Street Parking & Garden

Tenure: Freehold EPC Rating: C

**£340,000**



Please note the marker reflects the postcode not the actual property

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