

# New Line, BRADFORD BD10 0BN



# welcome to

# New Line, BRADFORD

In a great location close to all the amenities. This would be a great property for FIRST TIME BUYERS looking to get on the property ladder. THREE double bedroom end terrace stone house, well presented throughout with a MODERN bathroom, private rear garden and off street parking.













### Ground Floor Hallway

The hallway has a decorative tiled floor, radiator and stairs leading up to the first floor.

### Lounge

15' 6" Max x 12' 4" Max ( 4.72m Max x 3.76m Max ) A good size room with a cosy feel having a wood burner set into a tiled fireplace with wood lintel above making a lovely central focal point. The room also benefits from wood flooring, coving, radiator and a wooden double glazed bay window to the front allowing a good amount of natural in.

## **Kitchen/Diner**

15' 4" Max x 12' 6" Max ( 4.67m Max x 3.81m Max ) A modern kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with a tiled splashback. There is an integrated electric oven and space for an under counter fridge. The room also houses the boiler and there is a radiator, access to the cellar/utility room, a uPVC double glazed window to the rear and a door leading to the rear porch.

#### **Rear Porch**

With a tiled floor, uPVC double glazed window to the side and a composite rear door.

#### Lower Ground Cellar/Utility

14' 5" Max x 12' 2" Max ( 4.39m Max x 3.71m Max ) A great storage space and utility room with plumbing for a washing machine, dryer and there is a uPVC double glazed window to the front.

#### First Floor Landing

The stairs rise from the hallway onto the carpeted landing with doors to two double bedrooms, bathroom and stairs leading to the second floor.

## **Bedroom One**

12' 4" Max x 10' 8" Max ( 3.76m Max x 3.25m Max ) A double bedroom positioned to the front elevation



with carpet flooring, radiator, picture rail and a uPVC double glazed window.

## **Bedroom Two**

10' 7" Max x 10' 5" Max ( 3.23m Max x 3.17m Max ) A double bedroom positioned to the rear elevation with carpet flooring, radiator and a uPVC double glazed window.

#### **Shower Room**

A modern and well presented showeroom, fully tiled and fitted with a three piece suite comprising of a walk in shower with rainfall showerhead, wc, and wash hand basin set in a vanity unit. The room also benefits from underfloor heating, an illuminated mirror, chrome heated towel rail, extractor fan and a uPVC double glazed window to the front.

#### Second Floor Bedroom Three

18' Max x 14' 1" Max ( 5.49m Max x 4.29m Max ) A generous double bedroom with reduced head height under the eaves storage space, laminate flooring, radiator and a wooden double glazed skylight to the front.

## Outside

To the front of the property there is a small yard and to the rear is a private garden with a small lawn and paved seating area. There is also a space for off street parking.



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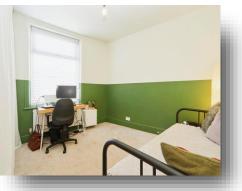
# New Line, **BRADFORD**

- End Terrace Stone House
- Three Double Bedrooms
- Modern Kitchen & Shower Room
- Private Rear Garden
- Off Street Parking

Tenure: Freehold EPC Rating: E

# £190,000





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postcode not the actual property



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