

Bradford Drive, Bracks Farm, DL14 8EE
2 Bed - House - Terraced
£130,000

ROBINSONS
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Robinsons are delighted to offer for sale this extremely well presented 2 bedroom property situated on a popular modern estate. The property is in our opinion ready to move into making this the perfect first time buyer or young family looking to get onto the property ladder, with a well thought out floorplan that briefly comprises:- Reception Hall, ground floor WC, modern Kitchen and good size Lounge whilst to the first floor there are 2 generous Bedrooms plus a Bathroom. To the front of the property there is an open plan garden with onsite driveway providing off road parking whilst to the rear is a good size private south facing laid to lawn garden with flagged patio area.

Energy Efficiency Rating B | Council Tax Band A | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Hall

Entered via a uPVC door from the front and with stairs to the first floor.

WC

Fitted with a low level WC, wash basin, tiled splash backs, extractor fan and uPVC double glazed window to the front.

Kitchen/Breakfast Room

11'6" x 7'4" 4'9" (3.53m x 2.26m 1.46)

Fitted with a range of cream wall and base units having, solid wooden worktops, incorporating 1.5 bowl stainless steel sink unit with mixer tap, integrated oven with hob and extractor, integrated fridge freezer, uPVC double glazed window to the front, radiator, lino flooring, space for breakfast table and chairs, plumbing for automatic washing machine, inset spotlights to ceiling.

Lounge

14'6" x 10'6" (4.43m x 3.22m)

With uPVC double glazed patio doors to the rear garden and under stair storage cupboard.

FIRST FLOOR

Landing

Bedroom 1

14'6" x 9'1" (4.43m x 2.77m)

With built in wardrobes and uPVC double glazed window to the rear.

Bedroom 2

14'6" x 7'6" (4.43m x 2.31m)

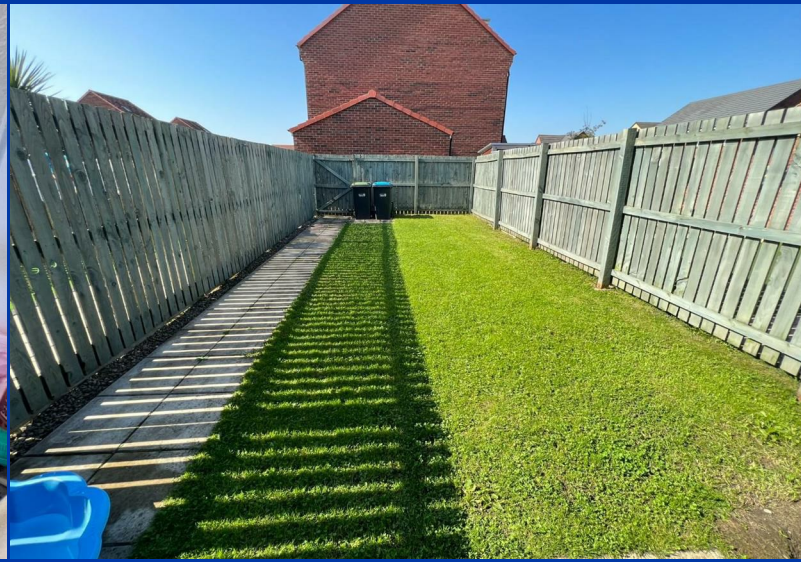
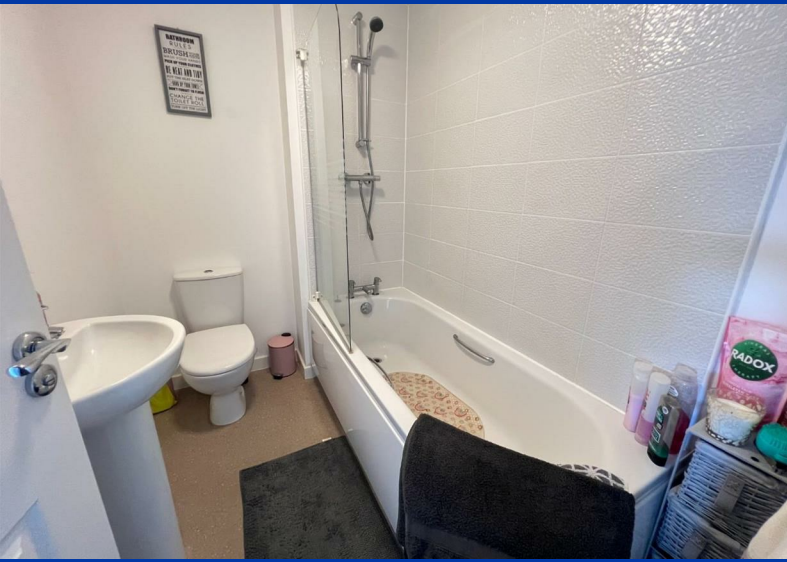
With built in storage cupboard, +loft access and uPVC two double glazed windows to the front.

Bathroom

Fitted with a well appointed white 3 piece suite comprising, panelled bath with overhead shower and glass shower screen, pedestal wash basin, low level WC, tiled splashbacks and extractor fan.

EXTERNAL

To the front of the property there is an open plan garden with onsite driveway providing off road parking along with additional allocated parking whilst to the rear is a good size private south facing laid to lawn garden with flagged patio being ideal for seating.



OUR SERVICES

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Surveys and EPCs

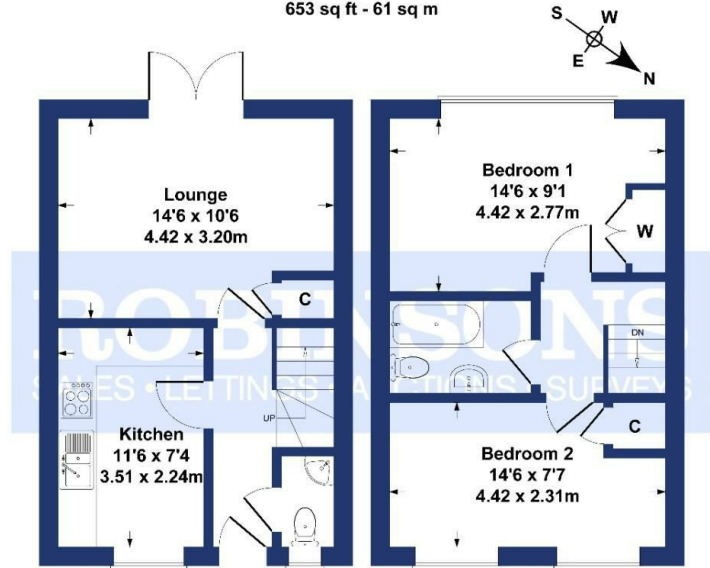
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Bradford Drive
Approximate Gross Internal Area
653 sq ft - 61 sq m



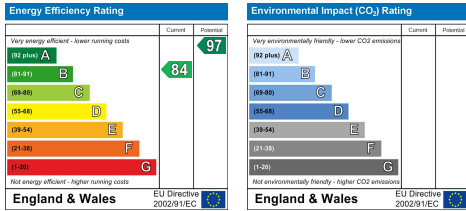
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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