



Newhall Gardens, Bradford, BD5 8DU

£265,000

Modern semi detached house on impressive plot. Impressive dining kitchen plus lounge, 4 bedrooms & modern bathroom, en suite & WC. MUST BE VIEWED!!!!



37 Newhall Gardens, Bradford, BD5 8DU

We are delighted to offer for sale this modern semi detached house located on an impressive plot with open space to front plus access to transport links and amenities.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen plus modern bathroom, en suite and WC. Items of note include French doors to the rear plus French doors and Juliette balcony to the lounge plus wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, dining kitchen, further reception room plus WC. There is a lounge, bedroom 3 plus family bathroom off the first floor landing. The top floor hosts a landing with access to 3 further bedrooms, the master with en suite.

The property is located on an impressive plot with scope for extending* plus an open aspect to the front. There are lawns, beds, patio plus shed and external power. There is a double driveway to the front plus garage store.

Tenure - Freehold
Estate Management Fee - £120 pa
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With vinyl flooring and recessed spot lights. Access to store.

Dining Kitchen 14'10" x 12'6" (4.54m x 3.82m)

Having a comprehensive range of wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With oven, hob and hood plus 1.5 sink and mixer tap. With recessed spot lights, vinyl flooring and French doors to rear.

Further Reception Room 12'7" x 7'10" (3.84m x 2.40)

With vinyl flooring. Converted from garage and not believed to have Building Regulations consent. Could be converted back.

WC 7'10" x 6'0" (2.40m x 1.83m)

Having white sanitary ware, tiling, floor tiling, chrome ladder radiator and recessed spot lights.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Lounge 14'11" x 13'4" (4.56m x 4.08m)

Having French doors leading to Juliette balcony plus fitted carpets.

Bedroom 3 10'3" x 8'2" (3.13m x 2.49m)

With carpets and blinds.

Bathroom 8'1" x 5'5" (2.48m x 1.67m)

Having modern white sanitary ware with shower and screen to bath, tiling, chrome ladder radiator, recessed spot lights and vinyl flooring.

SECOND FLOOR

Landing 2

With fitted carpets. Access to store.

Bedroom 1 16'2"(max) x 11'3"(max) (4.94m(max) x 3.45m(max))

With fitted carpets.

En Suite 6'7"(max) x 6'2"(max) (2.02m(max) x 1.89m(max))

Having modern white sanitary ware with tiling, floor tiling, recessed spot lights and chrome ladder radiator.

Bedroom 2 13'4" x 8'3" (4.07m x 2.54m)

With carpets and blinds.

Bedroom 4 10'0" x 6'3" (3.05m x 1.92m)

With carpets and blinds

EXTERNAL

The property is located on an impressive plot with scope for extending* plus an open aspect to the front. There are lawns, beds, patio plus shed and external power. There is a double driveway to the front plus garage store.

* Subject to necessary consents and permissions





