



**14 The Grove, Greengates, Bradford, West Yorkshire, BD10 9AR**  
**Offers In The Region Of £170,000**

A splendid TWO BEDROOM end of terrace in a popular location. The property offers well presented and spacious accommodation, set over four floors and is available with NO ONWARD CHAIN. Benefits include gas central heating, double glazing and off road parking.





END TWO BEDROOM TERRACE - POPULAR LOCATION AND HANDY FOR LOCAL AMENITIES - RAILWAY STATION CLOSE BY \* GCH & COMBI BOILER \* FRONT OFF ROAD DRIVE PARKING \* LOCAL PRIMARY SCHOOL CLOSE BY \* THIS LOCATION IS AN UP AND COMING AREA WITH HIGH VALUE NEW BUILD PROPERTIES IN THE IMMEDIATE AREA \* NEW COFFEE BARS AND RESTAURANTS ARE ALL CLOSE BY \* 10 MINUTES TO THE AIRPORT FROM HERE BY CAR \*

COUNCIL TAX BAND - B

EPC RATING - E

## LOWER GROUND FLOOR

### BASEMENT KITCHEN

Spacious kitchen fitted with a range of wall & base units in white with granite effect work tops over incorporating a stainless steel sink and mixer tap. Built in electric oven with 4 ring gas hob and extractor over. There is plumbing for a washing machine, inset ceiling lights, central heating radiator, double glazed window, vinyl flooring and entrance door.

## GROUND FLOOR

### ENTRANCE

Entrance area to the rear of the property with a double glazed window and central heating radiator.

### LOUNGE

Main reception room with high ceiling and feature cornice. Two central heating radiators, double glazed window set within a bay and a stylish and modern multi-fuel burning stove providing additional heating.

## FIRST FLOOR

### BEDROOM ONE

Double bedroom with fitted shelving, double glazed window and a central heating radiator.

### BATHROOM

Fitted three piece bathroom suite in white with an electric shower and screen over the bath. Heated chrome towel rail, double glazed window and vinyl flooring.

## SECOND FLOOR

### ATTIC BEDROOM

Exposed beams, central heating radiator, Velux window and eaves storage.

### EXTERNAL

To the front there is paving and off road parking and to the rear a small yard.

