

local
properties

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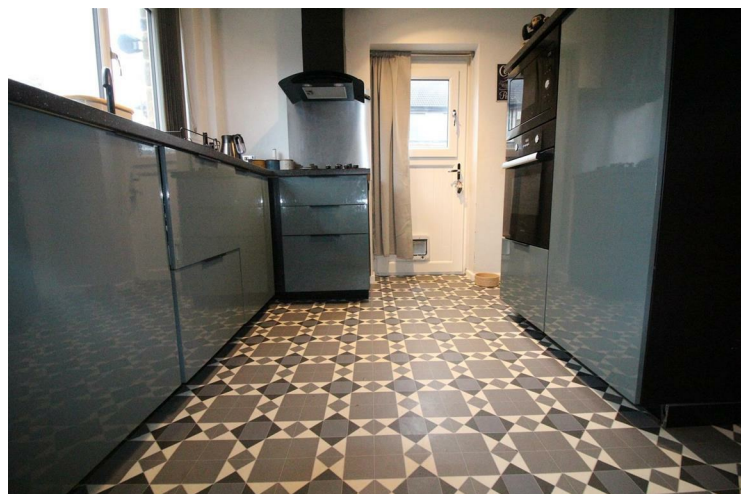


2 Durlston Grove Bradford, BD12 9HE

£189,950

Freehold

***** WELL PRESENTED THREE BEDROOM END TOWN HOUSE - IMPROVED BY CURRENT VENDORS IN RECENT YEARS - DINING KITCHEN WITH INTEGRATED APPLIANCES - SHOWER ROOM - ENCLOSED GARDENS - AMPLE OFF STREET PARKING & GARAGE - CUL-DE-SAC LOCATION ***** This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, dining kitchen, landing, three bedrooms, shower room. To the outside, there are enclosed low maintenance gardens front and rear, block paved driveway providing off street parking for several vehicles and larger than average detached garage. Located in a cul-de-sac close to Wyke centre, the property is ideally located for access to Bradford, Halifax and the nearby M62. An ideal family home, viewing is recommended.



- THREE BEDROOM END TOWN HOUSE • GCH & PVCu DG • SPACIOUS LOUNGE • MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES

ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

LOUNGE

16'3" x 12'2"

Fireplace surround with inset electric fire. Window to front. Radiator.

DINING KITCHEN

15'4" x 9'8"

With an excellent range of base and wall units incorporating composite sink. Gas hob, electric oven and extractor. Integrated automatic washing machine and fridge. Understairs storage cupboard. Window and french doors to rear with further door to side. Radiator.

LANDING

Storage cupboard. Access to loft. Window to side.

BEDROOM ONE

13'7" x 9'2"

Window to front. Radiator.

BEDROOM TWO

12'0" x 9'1"

Window to rear. Radiator.

BEDROOM THREE

6'7" x 6'0"

Window to front. Radiator.

SHOWER ROOM

Fully tiled with three piece suite comprising: walk-in shower cubicle, vanity wash hand basin, low flush wc. Window to rear. Radiator.

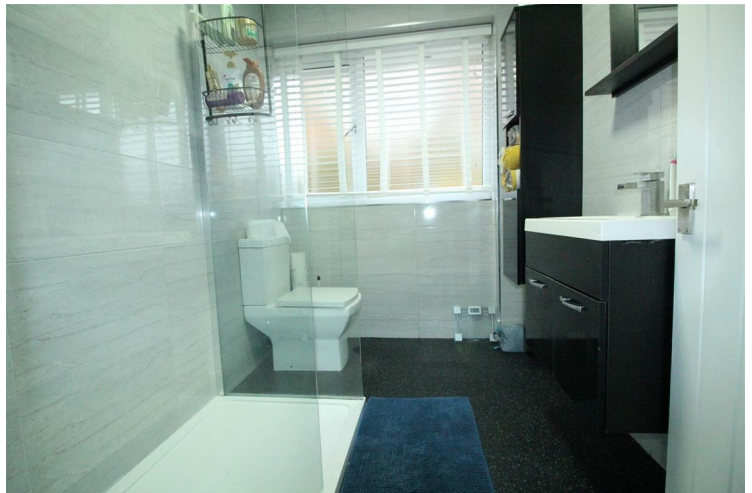
EXTERIOR

Eternal lawned garden to the front of the property.

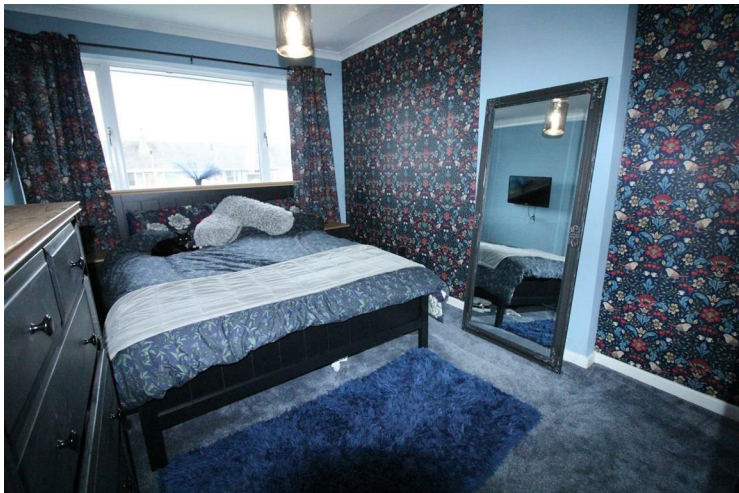
Enclosed garden to the rear with paved patio and eternal lawn. Block paved driveway providing off street parking for several vehicles. Detached garage.

HOW TO GET THERE

From Wyke centre proceed along Town Gate towards Bradford. Turn right at the T junction onto Huddersfield Road and take the third right onto Wilson Road. Durlston Grove will be found on the right where number 2 is on the right hand side, signified by our For Sale board.



- MODERN SHOWER ROOM • GARDENS FRONT & REAR • AMPLE OFF STREET PARKING • LARGER THAN AVERAGE DETACHED GARAGE







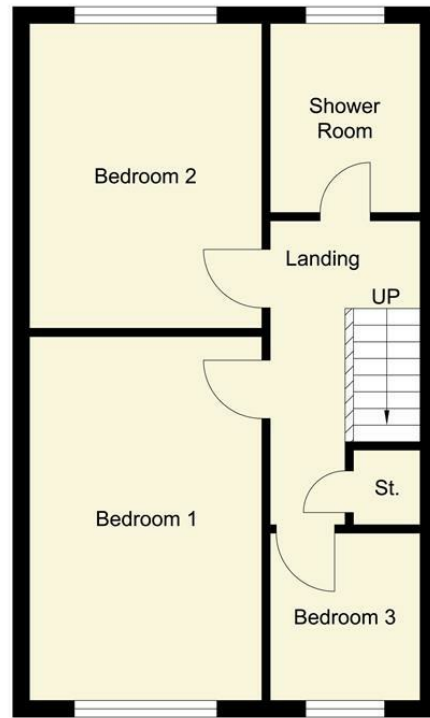
Additional Information

Local Authority - CBMDC
Council Tax - Band B
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Ground Floor



First Floor

2 Durlston Grove



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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