



**Asking Price £285,000**

**TENURE : FREEHOLD**

**Pearson Lane, BD9 6BL**

**Bedrooms : 4**

**Bathrooms : 3**

**Reception Rooms : 3**

**Bradford Estates**

218 Lilycroft Road, Bradford, West Yorkshire, BD9 5AL

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Website: <https://www.bradfordestates.co.uk/>



**Agents Notes**

**Description**

This large Victorian through terraced which has retained many of its original features including high ceilings, double glazed throughout, feature fire surrounds, picture rails and ceiling roses.

Briefly comprising of lower ground large floor cellar and shower room. To the ground floor a large reception and dining kitchen with French doors leading to the rear garden. On the first floor, there are three large bedrooms and a family bathroom. The second floor has a large en suite shower room.

**GROUND FLOOR**

Entrance Porch with a laminate floor, double glazed window to the front elevation and a new composite door for added security door to the front elevation.

**Entrance Hall**

Offers a central heated radiator, spindle banister, laminate flooring and a door to the front elevation.

**Lounge 15'3" x 16'9" (4.65m x 5.1m).**

Comprising of a double glazed bay window (with blinds)to the front elevation, a central heated radiator, feature a fireplace with a tiled hearth, an open coal fire laminate floor, and a TV point.

**Dining Kitchen 17'3" x 13' (5.26m x 3.96m).**

Offering a central heated radiator, feature fireplace with open grate. A wall unit incorporating a Celsia combi boiler. A base unit with a complimentary work surface. Plumbing for a dishwasher, A range wall and base units with complimentary work surface. Hardwood window, stainless steel extractor fan, tiled splash back, integral five burner gas hob, and electric oven. Part tiled walls, twin bowl stainless steel sink with mixer tap.

**FIRST FLOOR**

**Bedroom 1: 13'11" x 11'11" (4.24m x 3.63m).**

With a cast iron bedroom fireplace, coving, central heated radiator and a double glazed window with blinds to the front elevation.

**Bedroom 2: 11'3" x 10'8" (3.43m x 3.25m).**

Offering a cast iron bedroom fireplace, central heated radiator and a double glazed window with blinds to the front elevation.

**Bedroom 3: 11'5" x 14'11" (3.48m x 4.55m).**

Comprising of a cast iron bedroom fireplace, central heated radiator and a double glazed window to the rear elevation.

**Bathroom**

With a vanity wash hand basin, W.C. Bath, fully tiled, central heated towel rail, spotlighting and a double glazed window to the rear elevation.

**SECOND FLOOR**

**Bedroom 4: 21'10" x 9'11" (6.65m x 3.02m).**

With a skylight window to the front elevation.

**En-suite shower room: 12'2" x 6'9" (3.7m x 2.06m).**

Low pedestal wash basin, w.c. Benefitting from under eaves storage

### **Garden**

Front Garden offering a raised garden with a paved and lawned area with hedged boundaries. Rear Garden with a paved area to the rear

### **Lower Ground Floor**

Basement Shower Room Benefitting from a central heated towel rail, shower cubicle, wash hand basin and a W.C.

**Basement: 16'10" x 15'1" (5.13m x 4.6m).**

Ready to convert to Family room or Kitchen containing a central heated radiator.

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