

# Peter David

# Properties Ltd

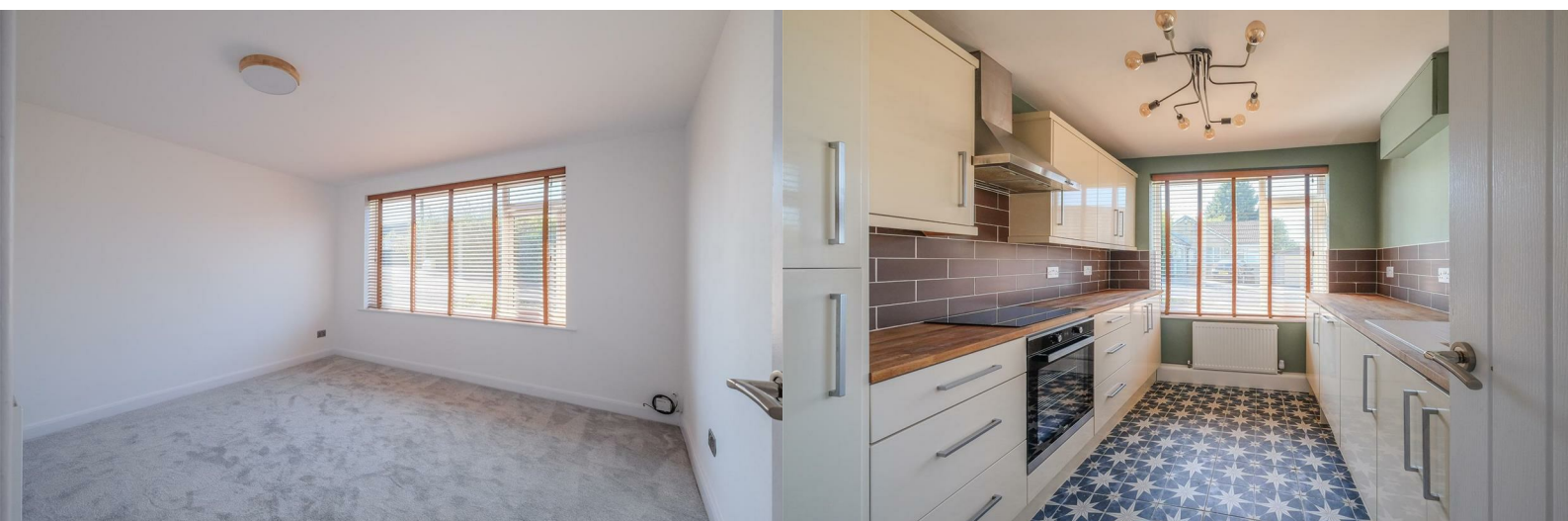
Residential Sales and Lettings



## 1 Grasmere Road

Bradford, BD12 9DT

£265,000



# 1 Grasmere Road

Wyke, Bradford, BD12 9DT

**£265,000**



Nestled in the desirable area of Grasmere Road, Wyke, this fully renovated detached bungalow presents an exceptional opportunity for those seeking a modern and comfortable home. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for a peaceful retreat.

Upon entering, you will find a spacious reception room that is both inviting and well-presented, providing a perfect space for relaxation or entertaining guests. The bungalow features a contemporary bathroom, ensuring convenience and comfort for all residents.

One of the standout features of this property is the beautifully landscaped garden at the rear, which includes a charming decked terrace and a lush lawn, perfect for enjoying sunny days or hosting gatherings. The driveway and garage offer ample parking, adding to the practicality of this lovely home.

The property also benefits from solar panels which are owned and generate a substantial monthly income, helping to keep running costs to a minimum with an A rated EPC which is a rare find,

Situated in a sought-after location, this bungalow is conveniently close to local amenities and transport links, making it easy to access everything you need. With no chain involved, this property is ready for you to move in and make it your own.

In summary, this three-bedroom bungalow on Grasmere Road is a rare find, combining modern living with a tranquil setting. Whether you are a first-time buyer or looking to downsize, this home is sure to impress. Don't miss the chance to view this delightful property.

\* This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. \*

## **Entrance Hallway**

A spacious entrance hall providing access to each room with a white colour scheme and laminate flooring. There is also access to the loft hatch.

## **Living Room**

The living room has a white colour scheme and new grey carpets with a large window overlooking the front garden.

## **Kitchen**

With cream base and wall units providing plenty of storage space and contrasting wooden worktops, the kitchen has been brought perfectly up to date with a tasteful green colour scheme and tiled flooring. Features include a new built in oven and hob, sink and fridge freezer,

## **Bedroom One**

A double bedroom overlooking the rear garden continuing the white colour scheme with grey carpets.

## **Bedroom Two**

A double bedroom overlooking the rear of the home with white walls and grey carpet.

## **Bedroom Three**

A well sized single bedroom to the side of the home with white walls and grey carpet.

## **Bathroom**

With a corner shower, hand basin, w/c and heated towel rail, the bathroom continues the green colour scheme from the kitchen which gives a contemporary feel and perfectly compliments the grey tiling.

## **Garage**

Ideal for parking and storage space the garage is attached

to the side of the home with an up and over door to the front driveway and a window overlooking the rear garden.

### External

Set back from Grasmere Road behind a front lawn, the property benefits from a driveway to either side of the property with one leading to the garage and a second leading down the side of the home and towards the rear garden. With a decked terrace area spanning the full width of the property and a lawn, the rear garden provides a perfect out door retreat for sunny days.

### Directions

For Satnav please use the postcode BD12 9DT

### Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties Brighouse.

### Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification

documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



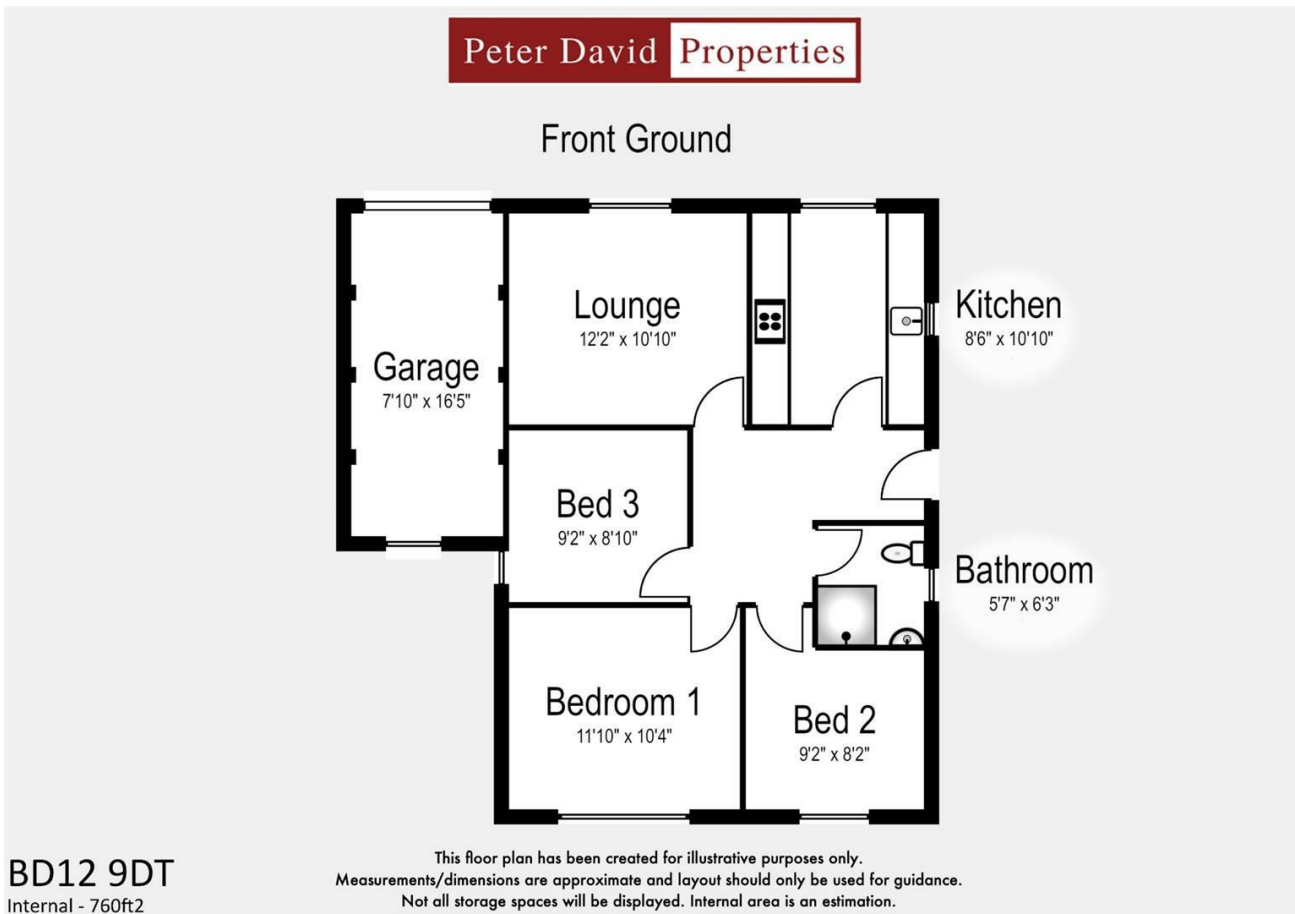
## Hybrid Map



## Terrain Map



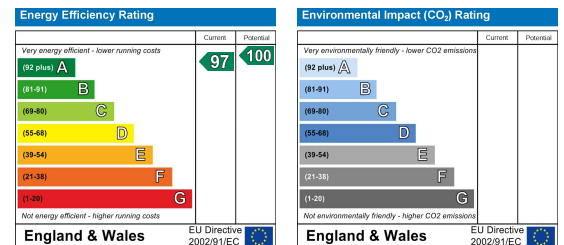
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.