



**9 Canford Road**

- THREE BEDROOM SEMI DETACHED HOUSE
- IDEAL FAMILY HOME
- POPULAR LOCATION
- SPACIOUS LIVING SPACE

**Offers In Region Of £265,000**  
EPC Rating '70'





## Property Description

### DESCRIPTION

Situated in a popular residential location, this well presented three-bedroom semi-detached home offers spacious accommodation ideal for families and first-time buyers. The ground floor features a bright and welcoming living room with modern décor and a feature fireplace, a stylish fitted kitchen with ample worktop and storage space and a separate dining room perfect for entertaining and everyday family living. A contemporary shower room adds further practicality to the home.

Upstairs, the property offers three well-proportioned double bedrooms, all tastefully presented and providing comfortable living space. The loft space is accessed via a pull-down ladder and is partially boarded, offering useful additional storage.

Externally, the property benefits from a large driveway providing off-street parking leading to a detached garage. To the rear is a low-maintenance enclosed garden with patio and raised decking, ideal for outdoor dining and relaxing. In addition, the property is fitted with four security cameras for added



peace of mind.

#### LIVING ROOM

The spacious living room is beautifully presented with modern neutral decor and plenty of natural light from the large front-facing window. A striking feature chimney breast houses a contemporary remote-controlled gas fire, creating a stylish focal point and a cosy atmosphere. The room offers ample space for family seating and entertaining, complemented by quality flooring and a bright, airy feel throughout. Double doors provide access to the dining room, enhancing the flow of the ground floor living space.



#### KITCHEN

The modern fitted kitchen is both stylish and practical, featuring a range of contemporary wall and base units with contrasting work surfaces and tiled splashbacks. Integrated cooking appliances include a gas hob with stainless steel extractor hood and electric oven, while there is additional space for worktop appliances. Dual aspect windows allow plenty of natural light to fill the room, creating a bright and welcoming space. A rear door provides direct access to the garden making it ideal for family living and outdoor entertaining.

#### DINING ROOM

The spacious dining room provides an excellent space for family meals and entertaining, with ample room for a large dining table and additional furnishings. Finished in neutral decor with quality flooring throughout, the room feels bright and welcoming. Doors lead directly out to the garden, allowing plenty of natural light and creating a seamless indoor-outdoor flow during the warmer months. The breakfast bar opening into the kitchen also adds a sociable and practical touch to the space.



#### MASTER BEDROOM

The generous master bedroom is beautifully presented and offers excellent proportions, comfortably accommodating a large bed and additional furniture. Finished in neutral tones with modern flooring and recessed ceiling spotlights, the room has a bright and airy feel throughout. Ample floor space provides flexibility for wardrobes and storage, creating a comfortable and relaxing retreat.



#### BEDROOM 2

Bedroom two is a spacious double room featuring modern and neutral decor, recessed ceiling spotlights, and a stylish feature wall. The room benefits from a large window allowing plenty of natural light, creating a bright and comfortable atmosphere and ample space for bedroom furniture and storage.



### SHOWER ROOM

The contemporary shower room features a modern walk-in shower enclosure with stylish tiled surround, a sleek vanity unit with inset was basin and WC. Complemented by modern fittings, contrasting flooring and neutral decor throughout, the room offers a clean and stylish finish with a bright and airy feel.

### BEDROOM 3

Bedroom three is a bright and versatile room with with neutral decor and modern flooring throughout. The space would work perfectly as a double bedroom, nursery, home office or dressing room. A large window provides plenty of natural light, while the room layout offers practical space for furniture and storage.



### EXTERIOR

Externally, the property benefits from a well-maintained front garden with decorative stone chipping, artificial lawn and a spacious driveway providing ample off-road parking leading to a detached garage. The garage benefits from an electrical supply, offering excellent storage or workshop potential.

To the rear is a private enclosed garden designed for low maintenance and outdoor entertaining, featuring a large paved patio area and raised decking seating area with an electric supply installed. Surrounded by mature trees and stylish fencing, the garden offers a private and relaxing outdoor space ideal for entertaining and family living.



## PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**CALLANDER MORTGAGE SOLUTIONS: *Need mortgage advice?*** Why not let our specialist, in-house mortgage team look after you and do the hard work for you...

Navigating the world of mortgages can be a daunting prospect. Callander Mortgage Solutions Ltd have access to a huge panel of lenders and are here to help and guide you every step of the way.

Have you seen the perfect property? Is time of the essence? Or have you had bad credit? Give the independent experts a call, today and ask about the limited offer “**Fee Free Whitney’s**” packages!

**CONVEYANCING: *Buying or selling a property? Need a fast, professional property lawyer to help you with your sale or purchase? Or both?***

Elliott James Legal Ltd are a trusted and respected law firm, specialising in all aspects of residential conveyancing and property matters. With local offices and more, why not benefit from our in-house relationship and ask us to introduce you to their friendly and supportive team of legal experts. **Get your no-obligation quote today!**

**BUYERS CLUB:** The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Members of the Buyers Club stay ahead of the competitive market by viewing homes before they reach the open market.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.