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Grosvenor Road

Bradford, BD8 7SB

Offers In The Region Of £200,000



This mid-terrace property offers generous living accommodation across multiple floors, featuring four bedrooms, two reception rooms, and two bathrooms.

The ground floor comprises two distinct reception areas, both featuring recently laid grey carpet and neutral white decor, providing versatile spaces for living and dining. The front reception room benefits from natural light via a large window, while the second reception room offers access to the kitchen. The kitchen is equipped with wood-effect base and wall units, dark contrasting worktops, a stainless-steel sink, and tiled splashbacks. Space is available for a range of appliances including a washing machine, cooker, and fridge-freezer. Access to a rear conservatory area, which leads to the outdoor space, and a ground floor WC is provided from the conservatory. The ground floor WC features tiled walls and a pedestal basin and toilet.

A staircase with grey carpet leads to the first floor where two of the four bedrooms are located. Both bedrooms are finished with grey carpet and white walls, offering flexible arrangements for occupants. A contemporary shower room, fully tiled with a shower enclosure, pedestal basin, and WC, serves this floor.



GROUND FLOOR

Hallway

The hallway, laid with fresh grey carpeting, offers a bright and welcoming entrance leading to the home's main living areas and staircase.

Kitchen 12'4" x 8'10" (3.77m x 2.71m)

The well-appointed kitchen boasts contemporary wooden cabinetry, dark worktops, integrated appliances, and durable wood-effect flooring.

Conservatory 6'3" x 5'4" (1.93m x 1.65m)

This bright conservatory offers a versatile additional space, flowing seamlessly to the low-maintenance rear yard.

Ground Floor Wc

A convenient ground floor WC features modern white sanitaryware and floor-to-ceiling tiling.

Reception Room 1 12'9" x 12'6" (3.91m x 3.83m)

The first reception room is illuminated by a large front window, presenting a comfortable area for family gatherings with ample seating.

Reception Room 2 12'10" x 13'7" (3.93m x 4.15m)

An inviting second reception room, complete with grey carpeting and French doors, provides a versatile space perfect for both relaxing and entertaining.

FIRST FLOOR

Landing 12'7" x 7'8" (3.84m x 2.36m)

The bright landing area, carpeted in soft grey, provides easy access to two bedrooms and the family bathroom.

Bedroom 1 12'9" x 12'9" (3.89m x 3.89m)

The generous bedroom features natural light from a prominent front-facing window.

Bedroom 2 8'5" x 10'4" (2.58m x 3.15m)

This comfortable second bedroom benefits from a generous window providing natural light.

Shower Room

The stylish family shower room is tiled with neutral tones and features a contemporary walk-in shower, modern suite, and a practical chrome heated towel rail.

SECOND FLOOR

Landing

The bright upper landing area, carpeted in soft grey, provides easy access to bedrooms.

Bedroom 3 12'11" x 14'1" (3.94m x 4.30m)

Situated on the upper floor, this cozy attic bedroom enjoys natural light from a charming skylight.

Bedroom 4 12'7" x 12'10" (3.84m x 3.93m)

An adaptable attic room, perfect for a home office or a fourth bedroom.

EXTERNAL

Rear Yard

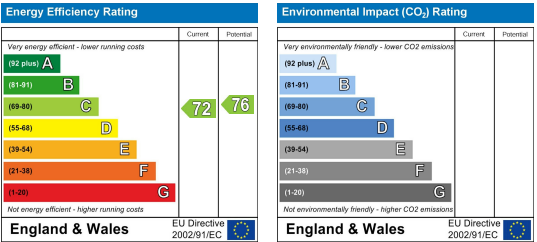
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.