



48 Beldon Lane

Great Horton, Bradford, BD7 4JZ

Offers Around £125,000 Freehold





This stone-built mid-terrace home, situated on Beldon Lane in Great Horton, Bradford, offers a great opportunity for buyers looking for a spacious property they can make their own. Arranged over three floors, the accommodation boasts high ceilings throughout and includes three bedrooms, a reception room, and a good amount of living space, providing a practical layout for a range of buyers.

The property benefits from gardens to the front and rear, offering outdoor space to enjoy, and is available with no upper chain. While the home would benefit from some modernisation, it provides an excellent opportunity for those looking to update and personalise a property to their own taste.

Location

The property is positioned on Beldon Lane, opposite the junction with Kenley Parade. Beldon Lane can be accessed from B6380 / Beacon Road at the top end, and Poplar Grove to the bottom. The A647 / Great Horton Road is easily accessible, as are Wibsey, Clayton, Queensbury and Bradford Town centre. Bradford Interchange, Foster Square and Low Moor railway stations are all less than 2.5 miles away and there are several highly regarded local schools.

Accommodation

A timber door with stained glass light panel above opens into a welcoming entrance vestibule. The spacious lounge is full of character, featuring a ceiling rose, period coving and decorative skirting boards. A large front-facing window allows plenty of natural light, while the focal point of the room is the electric fire set within a timber surround to the chimney breast.

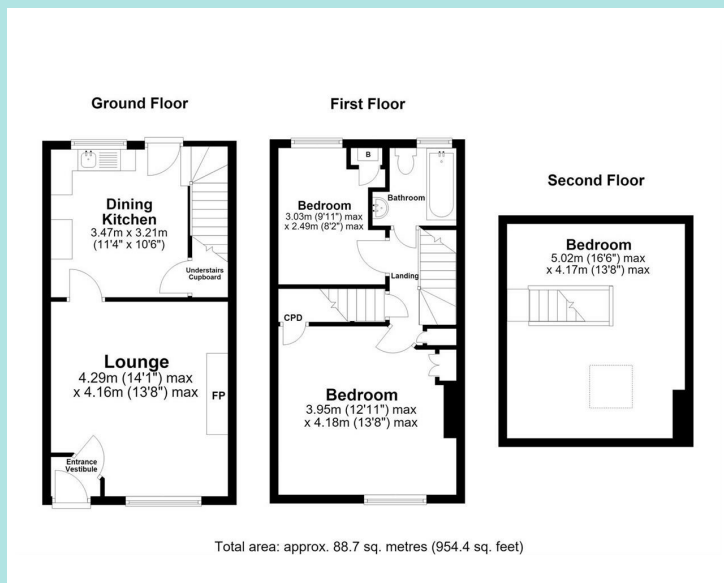
To the rear, the dining kitchen offers a range of fitted base, wall and drawer units with contrasting work surfaces incorporating a stainless steel sink and drainer. There is space for a freestanding electric cooker with extractor hood above, tiled splashbacks, plumbing for a washing machine, space for a fridge freezer and ample room for a dining table and chairs. A useful understairs storage cupboard houses the water meter, while a rear-facing window and external door provide access to the garden.

An enclosed staircase leads to the first-floor landing, which benefits from a useful airing cupboard. To the front is a spacious double bedroom with fitted cupboard to one alcove, together with additional storage provided by an understairs cupboard. To the rear is a second bedroom with rear-facing window, with the Alpha Evoke 28NX boiler housed within a cupboard on the external wall.

The family bathroom comprises a white three-piece suite including bath with shower over, low flush WC and wash hand basin. Further features include an extractor fan, tiled splashback and radiator.

A further enclosed staircase leads to the third bedroom, a good-sized double room with skylight window, radiator and useful eaves storage access to either side.

Externally, the front garden features a generous lawn with a stone-paved pathway leading to the front entrance. The boundaries are fenced with gated access, mature shrubs and a planted border adding to the appeal. To the rear is an enclosed, low-maintenance yard with a combination of concrete and paved areas, fenced and stone wall boundaries, and a gate providing access to the rear lane.



Council tax band: A
 EPC rating: D
 Ground rent: N/A
 Service charge: N/A

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