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36 Seven Acres, Denholme, Bradford, BD13 4NF

£320,000

- SPACIOUS FOUR BEDROOM DETACHED
- FOUR DOUBLE BEDROOMS
- WC & UTILITY ROOM
- OFF-ROAD PARKING
- POPULAR LOCATION
- SOME UPDATING REQUIRED
- TWO EN-SUITE'S
- DOUBLE INTEGRAL GARAGE
- ENCLOSED REAR GARDEN
- SOLD WITH NO CHAIN

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36 Seven Acres, Bradford BD13 4NF

** SUBSTANTIAL FOUR DOUBLE BEDROOM DETACHED ** TWO/THREE RECEPTION ROOMS ** THREE BATHROOMS ** DOUBLE GARAGE ** UTILITY & GROUND FLOOR WC ** This spacious detached in Denholme is sensibly priced to allow for some udating and modernisation. This ideal family home sits on a good sized plot with a pleasant aspect to the front and an enclosed rear garden. Internally the property comprises of; Hallway, Lounge, Dining Room, Kitchen with separate dining space, Utility Room, Ground Floor WC and an integral double Garage. To the first floor is a spacious landing, Master Bedroom suite with Dressing Room and Ensuite, another Ensuite Bedroom, two further double Bedrooms and a family Bathroom. Ample off-road parking and good-sized gardens.

4 2 2 D

Council Tax Band: E







Entrance Hall
17'4 x 4'9
A large hallway with stairs off to the first floor, storage cupboard, central heating radiator and doors off to all ground floor rooms, including the integral garage.

Living Room
14'5 x 13'3
A modern fireplace with granite inlay and an electric fire. French doors lead out to the rear garden. Central heating radiator.

Dining Room
10'8 x 9'3
Window to the front elevation and a central heating radiator.

Kitchen
12'2 x 9'6
Fitted with a range of base and wall units, laminated working surfaces and splash-back tiling. Integrated electric oven, gas hob and an extractor above, plus plumbing for a dishwasher. There is a window to the rear elevation, central heating radiator, door to the utility room and an archway to:

Dining Area / Study
8'10 x 7'11
This versatile space could be an additional dining area, or perhaps a home office/study. Window to the the rear and a central heating radiator.

Utility Room
Plumbing for a washing machine and space for a tumble dryer. Side entrance door, central heating boiler and a door to a WC.

WC
Low flush WC, washbasin, central heating radiator and an extractor.

First Floor Landing
9'4 x 7'4
Open spindle balustrade, airing cupboard and access to the loft space.

Bedroom One
12'2 x 10'7
Window to the rear and a central heating radiator. Open to:

Dressing Room
10'4 x 6'4
Fitted with three double wardrobes with mirror sliding doors. Window to the front elevation and a central heating radiator.

Ensuite
Double width shower cubicle with a mains powered shower, pedestal washbasin and a low flush WC. Window to the front elevation and a central heating radiator.

Bedroom Two
15'1 x 9'7
Window to the front elevation and a central heating radiator.

Ensuite
Corner shower cubicle with a mains powered shower, pedestal washbasin, low flush WC and a window to the side elevation. Central heating radiator.

Bedroom Three
10'5 x 9'4
Window to the rear elevation and a central heating radiator.

Bedroom Four
10'5 x 9'3
Window to the rear elevation and a central heating radiator.

Family Bathroom
Comprising of a panelled bath, pedestal washbasin and a low flush WC. Window to the side elevation and a central heating radiator.

External
To the front of the property is an open plan lawn with flowerbed and a driveway with parking for two-three cars, plus access to the double garage. To the side is a grassed area and a side entrance door. At the rear is an enclosed garden with various decked seating areas, raised flowerbeds, a paved patio and a variety of flowering plants and mature shrubs.

Double Integral Garage
16'7 x 16'6
Two 'up and over' doors to the front. Power, lighting and a door leading into the hallway.



























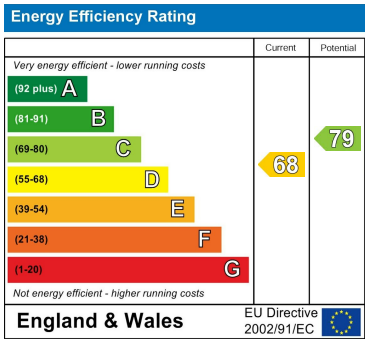
Directions

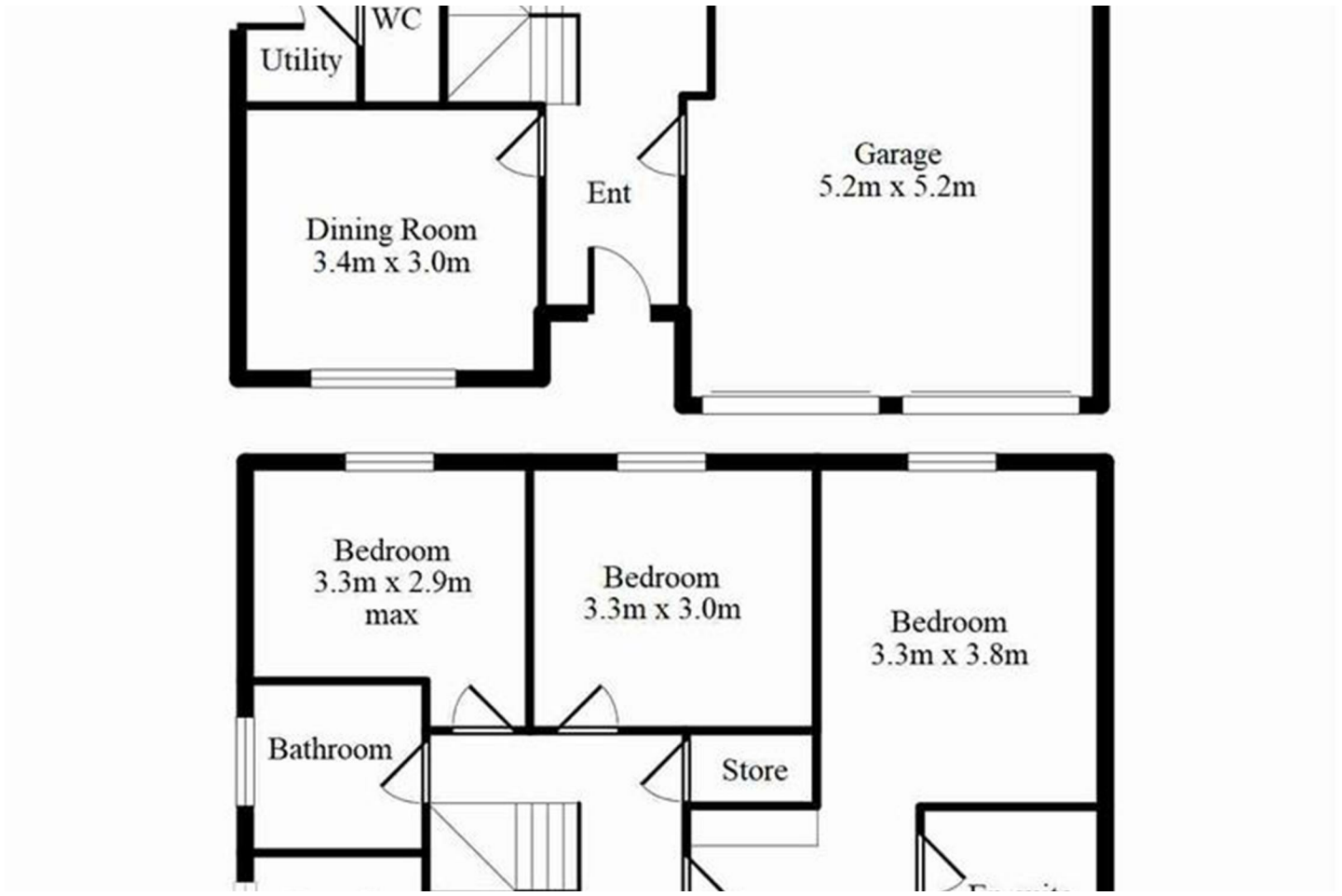
Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D





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