



**14 Simpson Grove, Bradford, BD10 9SD**  
**Asking Price £230,000**

Located on this much sought after cul-de-sac is this generously sized THREE BEDROOM SEMI DORMER property which boasts an array of benefits which would suit a wide range of potential buyers. Ideally positioned to access the nearby Apperley Bridge Train Station and excellent road links connecting the surrounding towns and cities, the property is available with NO ONWARD CHAIN.



## GROUND FLOOR

### ENTRANCE HALL

Initially accessed via a small vestibule which opens to the main entrance hall which has vinyl flooring, a central heating radiator, a useful storage cupboard and stairs to the first floor.

### LOUNGE

Good size main reception room with a double glazed window to the front elevation, a central heating radiator and feature gas fire with decorative surround.

### DINING ROOM

The dining room can be accessed from the hallway or through glazed internal doors from the lounge and has a central heating radiator and a double glazed door which opens to the rear garden.

### KITCHEN

Well proportioned kitchen fitted with a range of wall and base units to four sides with a contrasting work surface over incorporating a stainless steel sink and taps. There is plumbing for a washing machine and gas point for a cooker. Three double glazed windows, a central heating radiator and vinyl flooring.

### BATHROOM

Fitted three piece bathroom suite comprising of a low flush wc, hand wash basin and bath.

## FIRST FLOOR

### LANDING

Landing area with useful walk in storage which has plumbing available so the room could be converted to a bathroom/en-suite.

### BEDROOM

Double bedroom to the front elevation with fitted wardrobes, a central heating radiator and double glazed window.

### BEDROOM

Double bedroom to the rear elevation with a double glazed window offering splendid far reaching views and a central heating radiator.

## BEDROOM

The third bedroom is a good size with a double glazed window and a central heating radiator and has a low flush wc and hand wash basin.

## EXTERNAL

To the front of the property there is an established garden with lawn and plants and shrubs to the borders and to the side a drive provides off road parking and leads to a detached garage allowing for further parking and storage options. To the rear a pleasant enclosed garden with lawn, patio and an array of plants and shrubs.

