



**50 Foster Park Road, Denholme, Bradford, BD13 4BE**

**£230,000**

- THREE BEDROOM SEMI DETACHED
- GATED DRIVEWAY
- DETACHED SINGLE GARAGE
- DISTANT RURAL VIEWS
- CLOSE TO VILLAGE AMENITIES

- MODERN DINING KITCHEN
- LOW MAINTENANCE GARDENS
- AN IDEAL FAMILY HOME
- SOUGHT AFTER LOCATION
- ARRANGE YOUR VIEWING NOW!



# 50 Foster Park Road, Bradford BD13 4BE

**\*\* WELL PRESENTED THREE BEDROOM SEMI DETACHED \*\* MODERN KITCHEN & BATHROOM**  
**\*\* POPULAR LOCATION \*\* MODERN NEUTRAL DECOR \*\* ENCLOSED REAR GARDEN \*\*** Bronte Estates are delighted to offer for sale this ideal family home on Foster Park Road in Denholme. This lovely property ticks all the boxes, including a sociable dining-kitchen space with double doors to the lounge, contemporary bathroom, gas central heating, double glazing, ample off-road parking and a low maintenance rear garden. Sensibly priced... arrange your viewing now!



Council Tax Band: B



### **Entrance Hall**

Stairs lead off to the first floor, laminate flooring, under-stairs storage and doors to the lounge and dining-kitchen. Central heating radiator.

### **Lounge**

12'9" x 11'5"

Living flame gas fire set in a modern surround, window to the front elevation, central heating radiator and double doors to the dining kitchen.

### **Dining Kitchen**

17'8" x 10'10"

A modern Navy shaker style fitted kitchen with a range of wall and base units, complimentary laminate worktops and splash-back tiling, Integrated appliances including an electric oven, 4 ring hob, fridge freezer, dishwasher and washing machine. Laminate flooring and recessed spot lights, French doors to the rear garden and side access door leading to the driveway.

### **First Floor Landing**

Window to the side elevation and doors off to the bedrooms and bathroom.

### **Bedroom One**

12'5" x 10'6"

Recessed spotlights, window to the front elevation and a central heating radiator.

### **Bedroom Two**

11'5" x 10'0"

Window to the rear elevation, laminate flooring and a central heating radiator.

### **Bedroom Three**

8'10" x 6'11"

Window to the front elevation, recessed spot lights, laminate flooring and a central heating radiator.

### **Bathroom**

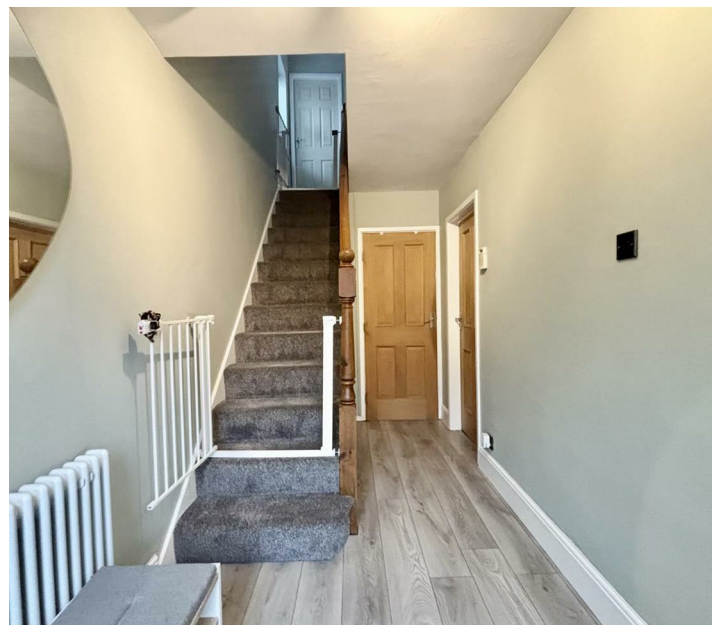
7'3" x 5'6"

A contemporary white bathroom suite with a panelled bath and a rainfall shower over, washbasin with storage below and a low flush WC. Chrome heated towel rail, wall and floor tiling and recessed spot lights.

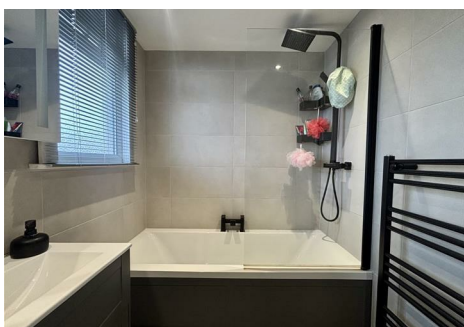
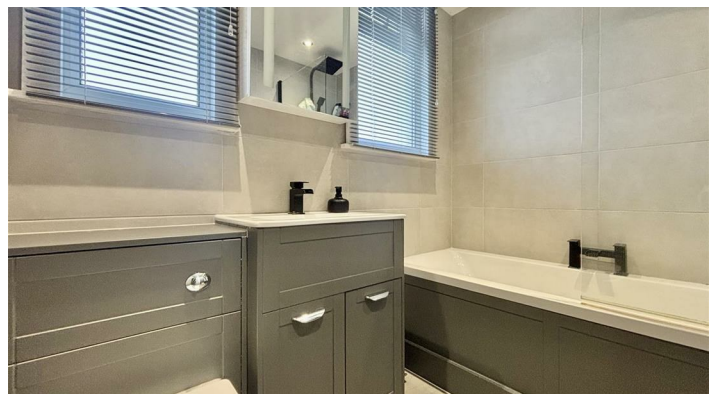
### **External**

To the front of the property is a gated drive with parking for 2-3 cars and a lawned area. To the rear is an enclosed patio garden with resin area, paved patio and artificial grass. Side door leading to the garage. Single detached garage with up and over door to the front.

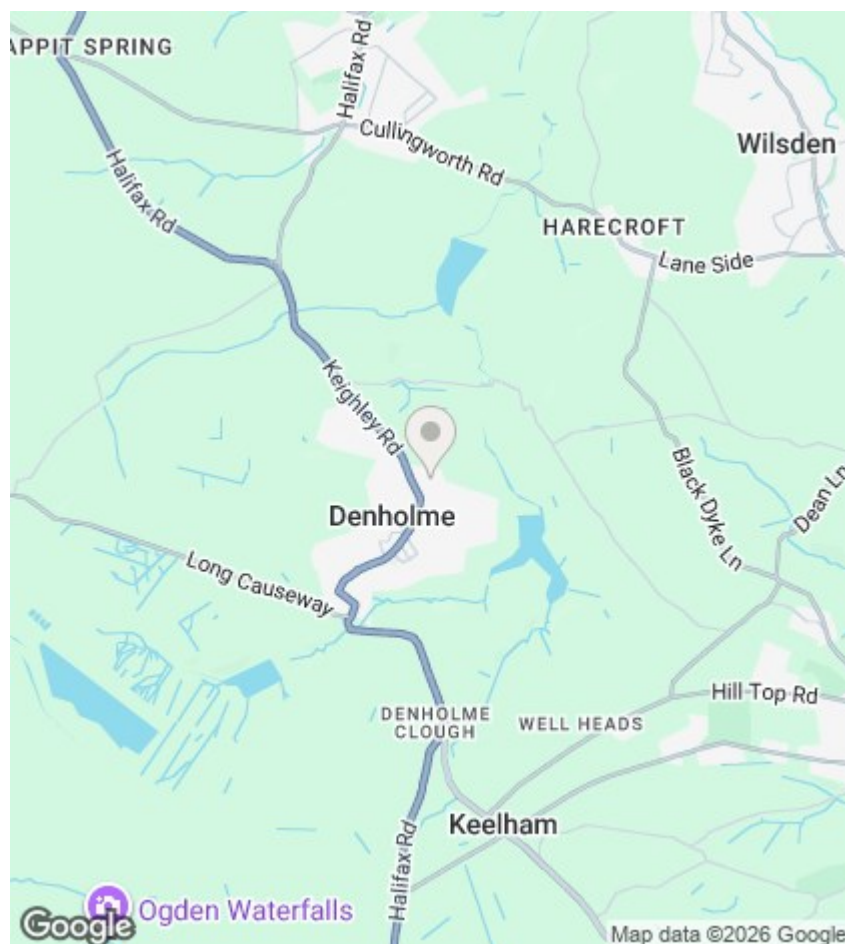












## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

