BARKERS

OPENING DOORS FOR YOU



4 Newhall Road

Bradford 4, BD4 6AE

Offers Over £200,000

- BEAUTIFULLY PRESENTED END TOWNHOUSE
- SPACIOUS CORNER PLOT
- ENTRANCE HALL
- LOUNGE
- MODERN DINING KITCHEN
- SIDE ENTRANCE PORCH
- THREE BEDROOMS
- BATHROOM
- GARDENS TO THREE SIDES
- GATED DRIVEWAY









Full Description

Beautifully presented end-townhouse occupying a spacious plot and offering superbly appointed accommodation throughout. Finished to a high standard, this attractive home is ideal for modern family living and is ready for immediate occupation. The accommodation comprises an entrance hall, spacious lounge, modern fitted kitchen and a useful side entrance porch. To the first floor are three bedrooms and a contemporary house bathroom. The property has been finished to a high quality throughout, with tasteful décor and well-maintained interiors creating a stylish and comfortable living environment. Externally there is a gated driveway which provides private parking and the generous plot provides excellent outdoor space, ideal for families, entertaining and outdoor enjoyment. Furthermore, the size of the plot offers excellent potential to extend the property, subject to the necessary planning permissions and consents. Conveniently located close to a range of local amenities, schools and transport links, this impressive home offers an excellent opportunity for first-time buyers, families and investors alike.

Early viewing is essential to fully appreciate the quality, space, potential and presentation of this outstanding property.

ENTRANCE HALL
An external door leads into the entrance hall, which features attractive herringbone flooring, a contemporary feature radiator and a staircase leading to the first floor accommodation. A stylish smoked glass door provides access to the lounge, creating a modern and elegant first impression.

LOUNGE
13' 1" x 13' 3" (3.99m x 4.04m)
A light and spacious lounge enjoying a large bay window to the front elevation, allowing an abundance of natural light to flood the room. The space is enhanced by attractive herringbone flooring, inset spotlights and feature LED lighting. A modern smoked glass door leads through to the impressive dining kitchen.

DINING KITCHEN
16' 5" x 9' 7" (5m x 2.92m)
A stunning modern dining kitchen, fitted with a comprehensive range of stylish wall and base units incorporating feature glass display cabinets. Complemented by quality composite work surfaces and an inset ceramic sink with a Quooker boiling water tap, the kitchen has been thoughtfully designed with both style and practicality in mind. The room is further enhanced by attractive herringbone flooring and inset spotlights, creating a bright and contemporary space. Excellent storage solutions include pull-out bin units and larder cupboards, while there is plumbing for a washing machine, space for a fridge freezer, dishwasher and a range-style cooker with a Samsung double extractor hood positioned above.
A door provides access to the useful side entrance porch.

SIDE ENTRANCE PORCH
4' 8" x 7' 6" (1.42m x 2.29m)
A door leads out to the exterior of the property.

FIRST FLOOR LANDING
Doors lead to three bedrooms and the modern house bathroom.
Loft access point.







BEDROOM ONE

9' 8" x 10' 2" (2.95m x 3.1m)

Double room with wood effect laminate flooring and inset spotlights to the ceiling. The wardrobes can be included in the sale subject to separate negotiation.

BEDROOM TWO

10' 1" x 8' 6" (3.07m x 2.59m)

Double room with wood effect laminate flooring and inset spotlights to the ceiling. The wardrobes can be included in the sale subject to separate negotiation.

BEDROOM THREE

5' 10" x 6' 6" (1.78m x 1.98m)

Single room with wood effect laminate flooring. Wiring is available in this room for a CCTV system.

HOUSE BATHROOM

5' 9" x 5' 5" (1.75m x 1.65m)

Modern house bathroom fitted with a three-piece white suite comprising a panelled bath with rainwater shower head, W.C. and wash hand basin inset into a vanity unit. The room is complemented by tiled walls and flooring, an illuminated LED mirror, a useful built-in storage shelf and a chrome heated towel radiator.

EXTERIOR

The property occupies a generous plot with gardens extending to three sides, predominantly laid to lawn and complemented by a variety of mature plants, shrubs and established hedging. A gated driveway provides private off-road parking, while additional external features include a garden shed and an outside tap.

The size of the plot offers excellent potential to extend the property, subject to the necessary planning permissions and consents.

ADDITIONAL INFORMATION

Council tax band - A

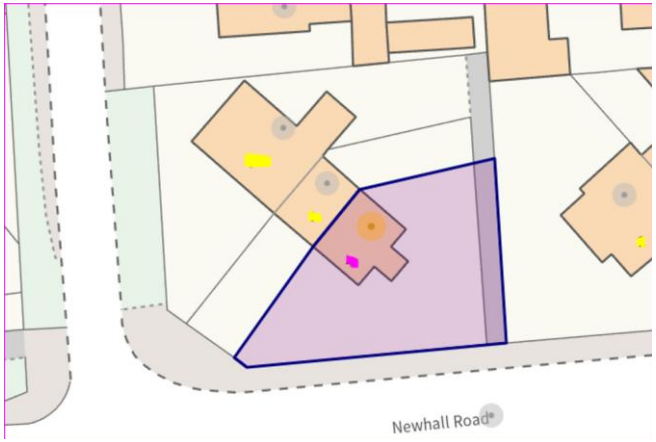
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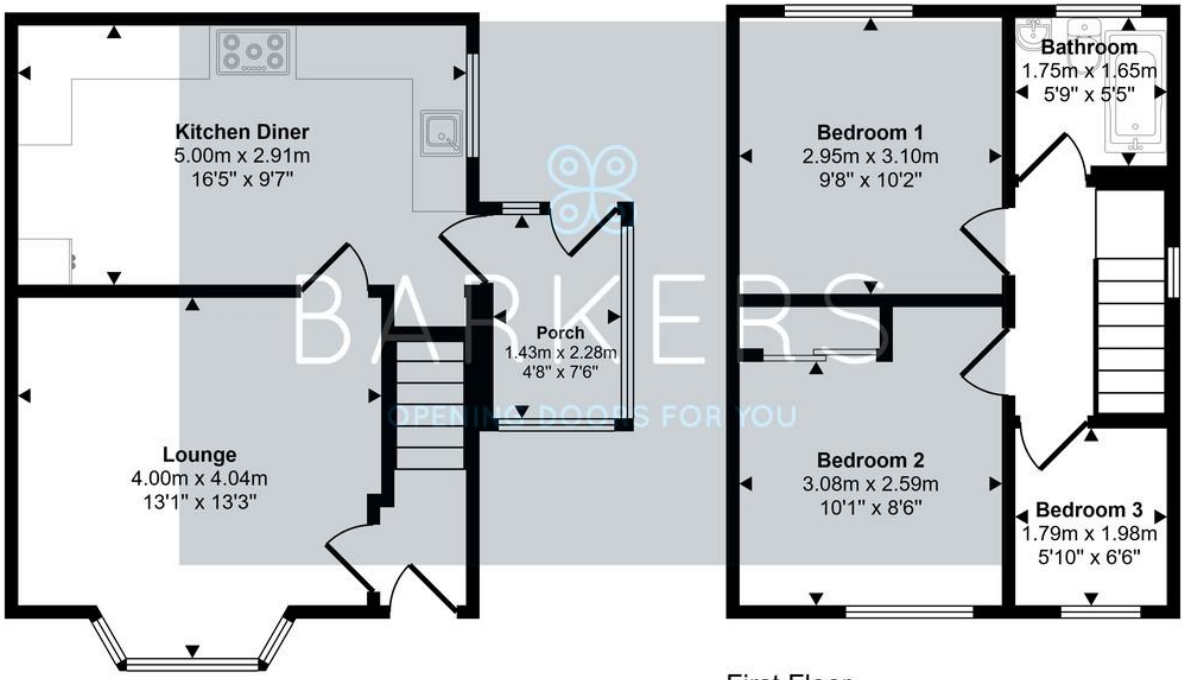








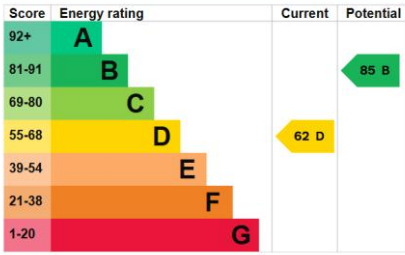
Approx Gross Internal Area
70 sq m / 752 sq ft



Ground Floor
Approx 38 sq m / 406 sq ft

First Floor
Approx 32 sq m / 347 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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