



**10 Manorley Lane, Bradford, BD6 2HF**  
**£130,000**

A recently modernised and well presented, TWO BEDROOM mid terrace which sits in an elevated position with far reaching views. The property would make the ideal first time buy and offers stylish fixtures and fittings throughout, well proportioned room sizes and a good size garden with two sheds and off road parking.

## EPC RATING - D

## COUNCIL TAX BAND - A

We are delighted to offer for sale this splendid two bedroom mid terrace which has been lovingly improved by the current owners to provide a fabulous residence with an abundance of features. The ground floor flows from a modern fitted kitchen area through to a light dining area and on to the cosy lounge. There are two bedrooms to the first floor and a stylish bathroom. Externally the property sits in a good size plot with off road parking and a garden with shed storage. Internal inspection is crucial to appreciate all that is on offer.

### GROUND FLOOR

#### KITCHEN

The kitchen area has a range of fitted wall and base units with a contrasting work surface over. Integrated appliances include a microwave, electric oven and a hob with extractor fan over. To the back of the kitchen there are further units and work surface which incorporates a sink and mixer tap and has plumbing for a washing machine. A floor hatch provides access to a cellar area and the room is finished with high quality herringbone style LVT flooring, wall panelling, a central heating radiator and a door to the front elevation.

#### DINING ROOM

Open to both the kitchen and lounge and with the LVT flooring running through, a dining area with views to the front. Central heating radiator.

#### LOUNGE

A secluded lounge area again has the LVT flooring running through and has exposed beams, feature wall panels, a red birch fire surround and a central heating radiator.

### FIRST FLOOR

#### LANDING

The wall panelling runs up the stairs to the landing area.

#### BEDROOM

Double bedroom to the front elevation with fabulous far reaching views through the double glazed window. Wood effect LVT flooring, wall panelling and a central heating radiator.

#### BEDROOM

The second bedroom is positioned to the rear and has a double glazed window, LVT flooring and a central heating radiator.

#### BATHROOM

Modern fitted suite comprising of a low flush wc, hand wash basin on a vanity unit and a shower cubicle housing a shower unit. The room is finished with contemporary tiling, stylish black accents, a heated towel rail and a double glazed window.

### EXTERNAL

Directly outside the property there is a low maintenance pebbled area. Off road parking is available and a path leads to the garden which has lawn and two garden sheds.

