



Davies Properties



197 Reevy Road

Bradford, BD6 3PU

Offers In The Region Of £140,000



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**** NO UPWARD CHAIN ****

Deceptively spacious and full of potential, this charming two-bedroom home is nestled within a sought-after residential neighbourhood, perfectly positioned for a fantastic range of local amenities and everyday conveniences.

Spread across two well-proportioned floors, the home offers a welcoming entrance hall, a comfortable living room and a dining kitchen on the ground floor - ideal for relaxed everyday living and entertaining alike. Upstairs, you'll find two bright bedrooms and a family bathroom.

The property further benefits from gas central heating and uPVC double glazing throughout, ensuring a warm and energy-efficient home all year round.

Outside, a private driveway to the front provides convenient off-road parking, while the enclosed rear garden has been thoughtfully designed for low maintenance - offering a lovely, peaceful retreat to unwind and make the most of the warmer months.

Whether you're stepping onto the property ladder for the first time or looking to grow a rental portfolio, this fantastic home presents an exciting opportunity not to be missed.

GROUND FLOOR

Entrance Hall

Entered via a composite entrance door, the hallway features laminate flooring, a central heating radiator and stairs rising to the first floor.

W/C

Comprising a W/C, pedestal hand wash basin and central heating radiator, with a uPVC double glazed window to the front elevation.

Living Room

9'7" x 13'7" (2.92m x 4.14m)

Featuring a uPVC double glazed window to the front elevation, central heating radiator and an electric fire set within a marble inset and hearth, complemented by a wooden surround, with the added benefit of under-stairs storage.

Dining Kitchen

12'8" x 7'9" (3.86m x 2.36m)

Fitted with a range of matching wall and base units with work surfaces over and tiled splash-backs, the kitchen features a one and a half bowl stainless steel sink, integrated single electric oven with gas hob and extractor hood over, and plumbing for a washing machine. uPVC double glazed French doors open out to the rear garden, with a central heating radiator completing the room.

FIRST FLOOR

Landing

Featuring a uPVC double glazed window to the side elevation and loft hatch, with the loft being fully boarded and accessed via a drop-down ladder.

Bedroom 1

12'10" x 8'7" (3.91m x 2.62m)

Featuring two uPVC double glazed windows to the front elevation, a central heating radiator and a storage cupboard housing the boiler.

Bedroom 2

12'8" x 7'3" (3.86m x 2.21m)

Featuring two uPVC double glazed windows to the rear elevation and a central heating radiator.

Bathroom

6'0" x 5'4" (1.83m x 1.63m)

Fitted with a modern white three-piece suite comprising a panelled bath with overhead shower, vanity sink unit and built-in W/C. Further benefits include a chrome heated towel rail, laminate splash-backs to the walls, tiled splash-backs around the bath, extractor fan and recessed spotlights to the ceiling.

EXTERIOR

To the front of the property, a driveway provides off-road parking alongside a low-maintenance garden. A pathway leads to the rear garden, which is equally low maintenance, featuring artificial turf, a paved patio area and pebbled hardcore - an ideal space to relax and enjoy the summer months.

ADDITIONAL INFORMATION

- ~ Tenure: Freehold
- ~ Council Tax Band: B
- ~ Parking: Driveway to the front of the property.
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.



Road Map



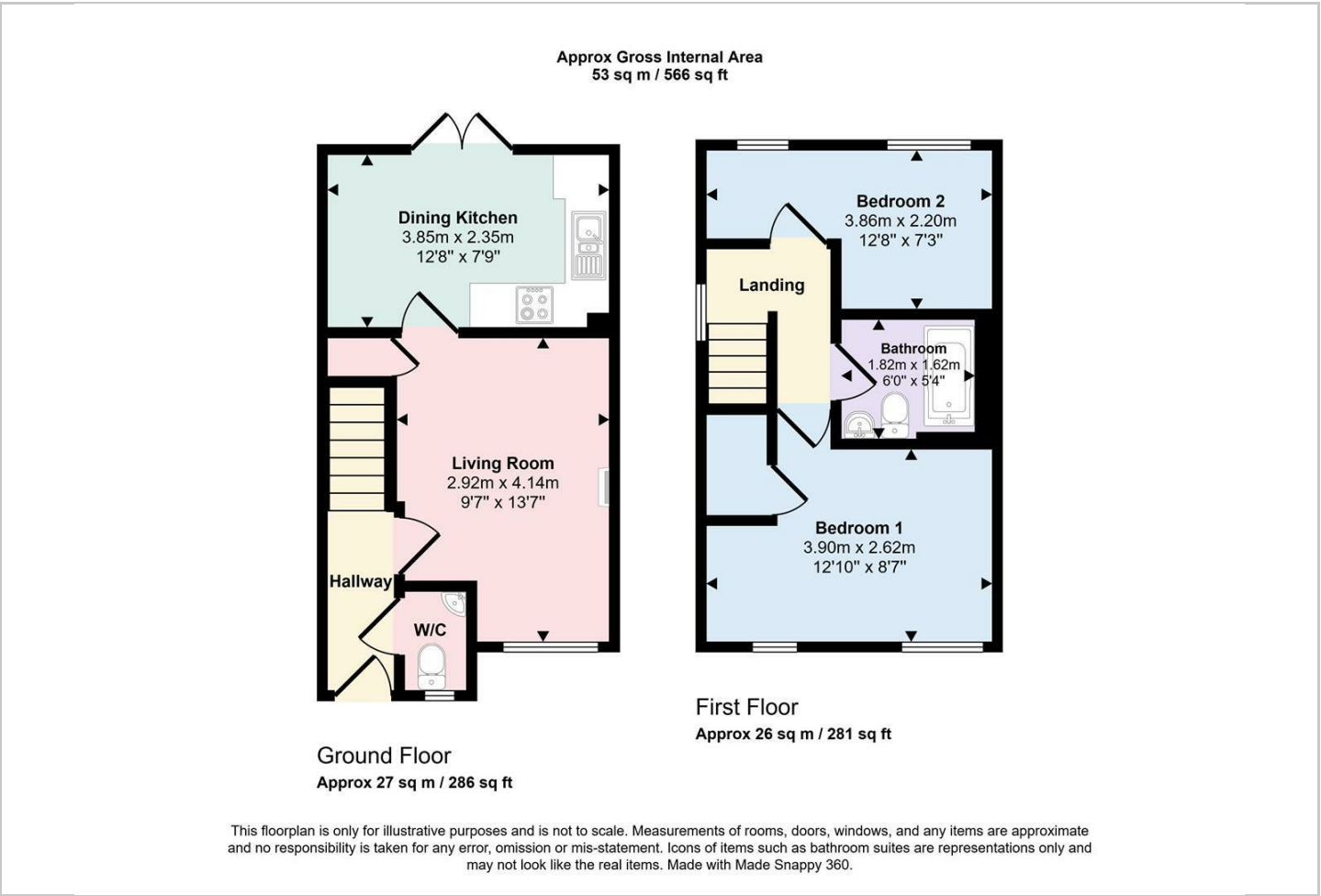
Hybrid Map



Terrain Map



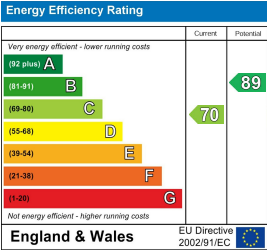
Floor Plan



Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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