



Pleasant Street, Bradford BD7 3ES

welcome to

Pleasant Street, Bradford

A must view property to appreciate the space on offer, formally two houses opened into one. Benefiting from three/bedrooms, three reception rooms, two bathrooms, a storage room and two detached garages.

This property is beautifully presented throughout and offers ready to move into accommodation.



Dining Room

15' 1" x 11' 1" (4.60m x 3.38m)

Open plan living with window to the front and wood burner, offering access to the kitchen.

Kitchen

9' 11" x 9' (3.02m x 2.74m)

Newly fitted kitchen sage green kitchen with a range of wall and base units incorporating sink and drainer with mixer tap and work surfaces with breakfast bar area.

Door access to the side providing access to the conservatory and window to the rear.

Storage Area

Located off the kitchen.

Conservatory

10' 5" x 7' 11" (3.17m x 2.41m)

Offering views to the rear garden, also featuring energy efficient triple glazed windows.

Lounge

15' 1" x 11' 1" (4.60m x 3.38m)

With window to the front.

Downstairs Cloakroom

With wash hand basin and WC.

Office

10' 4" x 5' (3.15m x 1.52m)

With window to the rear, offering potential extra storage. This room was formally the kitchen and still has mains water and could be converted back into a kitchen room or be used as a fourth bedroom.

Bedroom One

15' 5" x 10' (4.70m x 3.05m)

With window to the front, and gas central heating.

Bedroom Two

15' 6" x 7' 3" (4.72m x 2.21m)

With window to the front and gas central heating radiator.

Bathroom One

Fitted three piece suite comprising of panel bath, wash hand basin and WC.

Bedroom Three

15' 5" x 8' (4.70m x 2.44m)

With window to the front, and gas central heating radiator.

Bathroom Two

Fitted three piece suite comprising of panel bath, wash hand basin and WC.

Basement

There are two storage basements.

Loft Space

Has been boarded offering extra storage with potential subject to planning.

Outside

With a great size garden to the rear, two garages one integral and one detached.



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welcome to

Pleasant Street, Bradford

- Three/Four bedrooms
- Two bathrooms
- Conservatory with energy efficient triple glazing.
- Newly fitted kitchen
- Offers Over £200,000

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers over
£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BDF116512 - 0009

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