



3 Corn Mill Fold, Bradford, BD6 2HQ
£225,000

Available with NO ONWARD CHAIN and ideally located on a pleasant cul-de-sac in a much sought after location is this FOUR BEDROOM TOWNHOUSE. Set over three floors the property is immaculately presented with spacious room sizes, modern fixtures and fittings, off road parking and a garage and a south facing rear garden.

COUNCIL TAX BAND - D

EPC RATING - D

GROUND FLOOR

ENTRANCE HALLWAY

Pleasant entrance area with a central heating radiator, under stairs storage and laminate flooring.

INTERNAL GARAGE

Accessed from an up and over door to the front elevation and from the hallway, a good size garage providing ample storage options and the potential to convert to further living space subject to necessary consents.

WC

Ground floor cloakroom with a modern suite comprising of a low flush wc and hand wash basin on a vanity unit. Central heating radiator and laminate flooring.

DINING KITCHEN

Spacious kitchen diner fitted with a range of wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with a gas hob over. Laminate flooring, a central heating radiator, double glazed window and double doors opening to the rear garden.

FIRST FLOOR

LANDING

Double glazed window and a central heating radiator.

LOUNGE

The main reception room is of a good size with two double glazed windows overlooking the garden and beyond and a central heating radiator.

SITTING ROOM/BEDROOM

Currently used as a sitting room, this room could form a further double bedroom and has a double glazed window and central heating radiator.

FIRST FLOOR

LANDING

Loft access.

BEDROOM

Double bedroom to the front elevation with a central heating radiator, double glazed window and fitted mirrored wardrobes.

EN-SUITE

Splendid en-suite shower room comprising of a low flush wc, hand wash basin and shower set within a glass screened cubicle. Double glazed window and a central heating radiator.

BEDROOM

Double bedroom to the rear elevation with a double glazed window and central heating radiator.

BEDROOM

A third, second floor bedroom with a double glazed window, central heating radiator and a storage cupboard.

BATHROOM

Fitted three piece suite in white with a low flush wc, hand wash basin and a bath. Heated towel rail.

EXTERNAL

To the front a good quality resin drive way providing off road parking and leading to the garage. To the rear, an enclosed garden with decking and artificial lawn surrounded by an array of mature trees, plants and shrubs.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	