



157 Carr Bottom Road, Bradford

Bradford

£150,000

HOUSE

Discover a modern THREE BEDROOMS MID-TERRACED gem in sought-after Bankfoot. RECENT REFURBISHMENT, MODERN BATHROOM, SLEEK BATHROOM, SOUTH-FACING REAR for sun and BBQs, a peaceful retreat in a well-manicured garden.

Embrace this lifestyle with a virtual tour of your future home!

Council Tax band: B

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- \*\*\* VIRTUAL TOUR \*\*\*
- MID-TERRACED PROPERTY
- RECENTLY REFURBISHED
- POPULAR BANKFOOT LOCATION
- MODERN BREAKFAST KITCHEN
- MODERN BATHROOM
- SOUTH FACING REAR GARDEN
- Electrics, boiler and Central heating all new in the last 4 year.
- CCTV





### Entrance Vestibule

Giving access to the lounge and first floor landing.

### Lounge

10' 3" x 11' 7" (3.12m x 3.54m)

The lounge benefits from gas central heating, ensuring a cozy and comfortable atmosphere during colder months. The electric fire adds an extra touch of warmth and ambiance to the room and double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment.

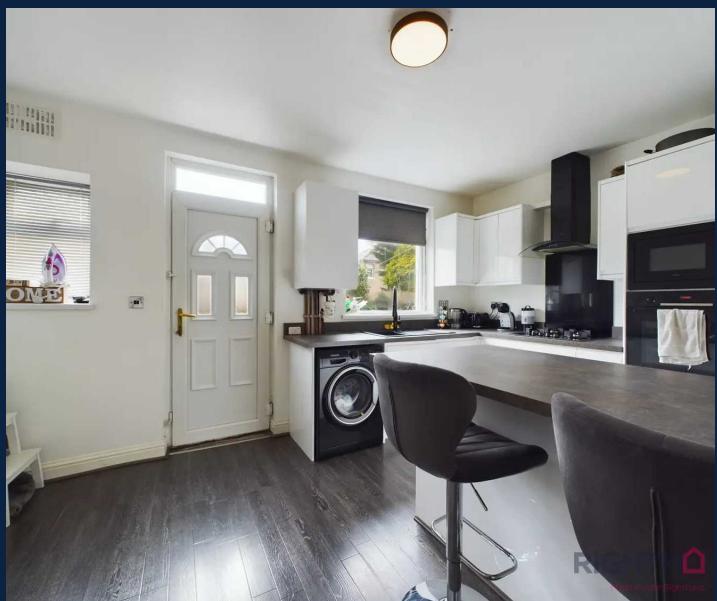
### Breakfast Kitchen

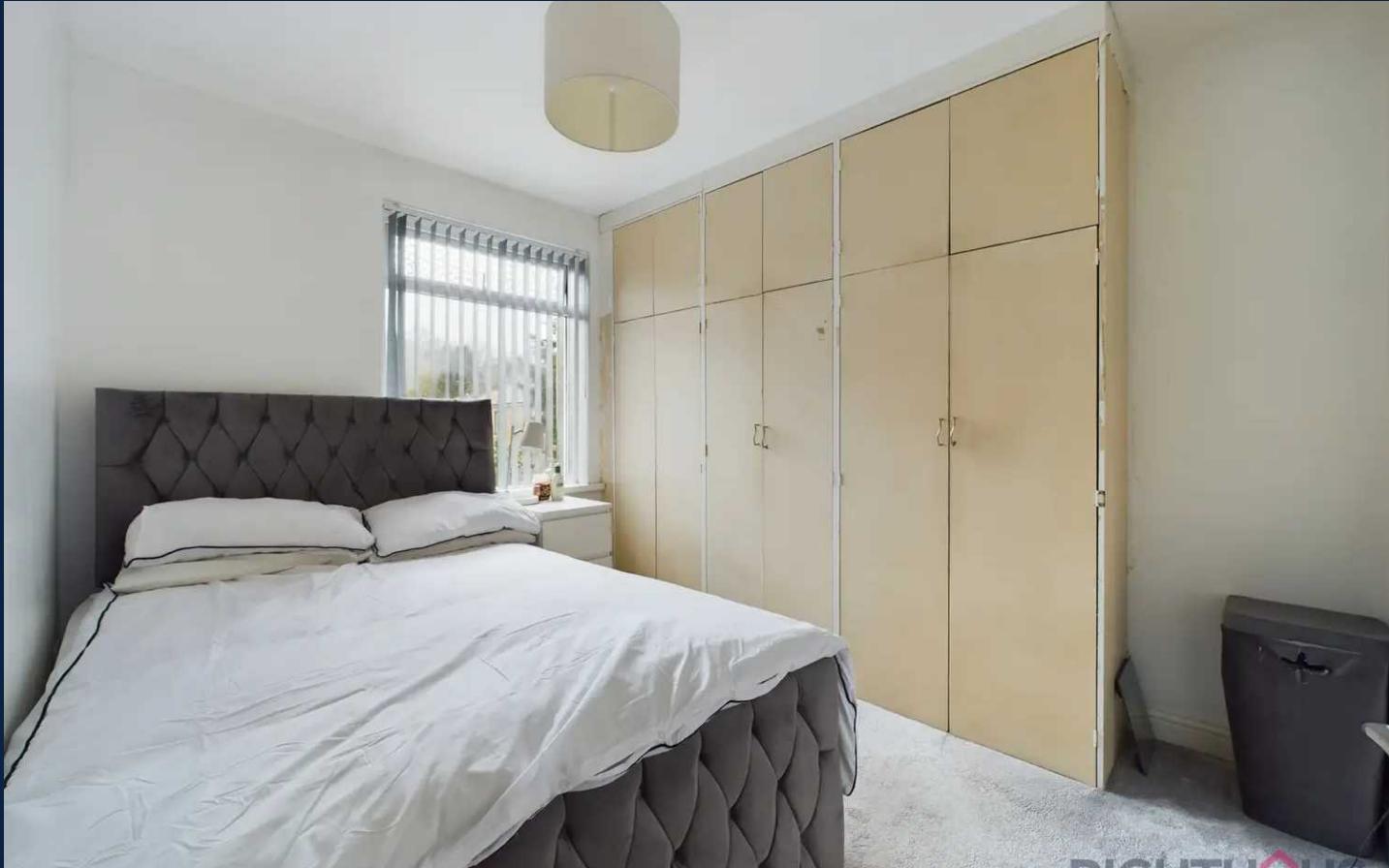
14' 8" x 10' 2" (4.47m x 3.11m)

The kitchen is equipped with a variety of wall and base units, providing ample storage space. Additionally, there is a generous amount of workspace and a breakfast bar available. You will also find a convenient 1 bowl sink unit with a drainer, a gas hob, an electric oven, integrated Fridge freezer and Microwave oven. Further benefitting from the added comfort of gas central heating and double glazing.

### Stairs and landing

Giving access to the three bedrooms and house bathroom.





### Master bedroom

13' 1" x 8' 1" (4.00m x 2.46m)

The bedroom boasts a lovely modern decor and is adorned with plush carpeting. It is equipped with the convenience of modern fitted wardrobes, as well as the comfort of gas central heating and double glazing.

### Bedroom 2

10' 10" x 9' 5" (3.31m x 2.88m)

The bedroom boasts a lovely modern decor and is adorned with plush carpeting. It is equipped with the convenience of fitted wardrobes, as well as the comfort of gas central heating and double glazing.

### Bedroom 3

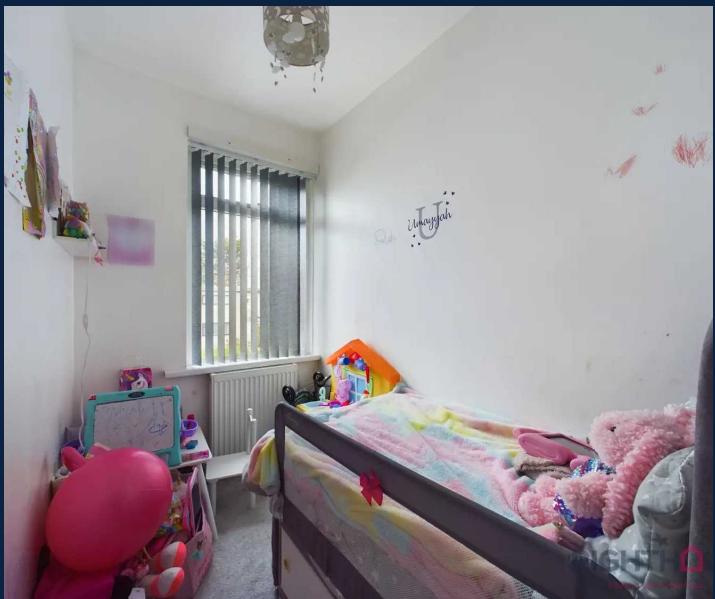
7' 6" x 4' 11" (2.29m x 1.51m)

The bedroom is enhanced by modern decor and flooring. It also enjoys the advantages of gas central heating and double glazing.

### Bathroom

7' 9" x 4' 10" (2.36m x 1.48m)

The family bathroom is fully tiled and features a 3-piece suite, which includes a panelled bath, a low level W.C., a pedestal hand basin, and an electric shower over the bath, as well as the benefit of a shower off of the mixer tap. Additionally, this bathroom benefits from wall mounted point for electric mirror the convenience of gas central heating and double glazing.



## FRONT GARDEN

To the front of the property is a small lawn.

## REAR GARDEN

At the rear of the property is a path, lawn and well manicured border planting areas.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

664.91 ft<sup>2</sup>

61.77 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



## Righthaus Estate Agents

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