



**Collinfield Rise, Bradford BD6 2SL**

**welcome to**

**Collinfield Rise, Bradford**

Offered to the market is this three bedroom semi detached property, situated in popular residential location. This property benefits from driveway and spacious rear garden.



## **Entrance Hall**

### **Lounge**

19' 10" x 11' 3" into recess ( 6.05m x 3.43m into recess )  
With window to the front, fireplace, radiator and patio doors to the rear.

### **Kitchen/ Diner**

18' x 10' 11" max ( 5.49m x 3.33m max )  
Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, storage cupboard, houses the boiler, door to the rear, window to the side and rear.

### **Landing**

With window to the rear, radiator and provides access to the loft.

### **Bedroom One**

13' 9" max x 11' 4" into recess ( 4.19m max x 3.45m into recess )  
With window to the front and radiator.

### **Bedroom Two**

10' 11" x 11' 1" ( 3.33m x 3.38m )  
With window to the front.

### **Bedroom Three**

8' 4" x 8' 2" ( 2.54m x 2.49m )  
With window to the rear.

### **Shower Room**

Comprises of shower cubicle, wash hand basin, w/c, tiled walls, heated towel rail, window to the rear and side.

### **Outside**

Driveway and enclosed garden to the rear with patio and lawn area.



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## Collinfield Rise, Bradford

- Three bedroom
- Semi detached property
- Kitchen diner
- Good size garden to the rear
- £140,000-£150,000

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

guide price

**£140,000-£150,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BDF115644 - 0002

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