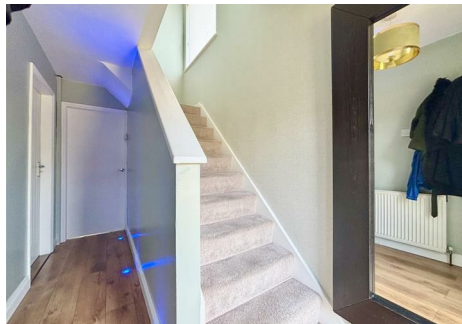




22 Middlebrook Way, Bradford, BD8 0EP

£239,950

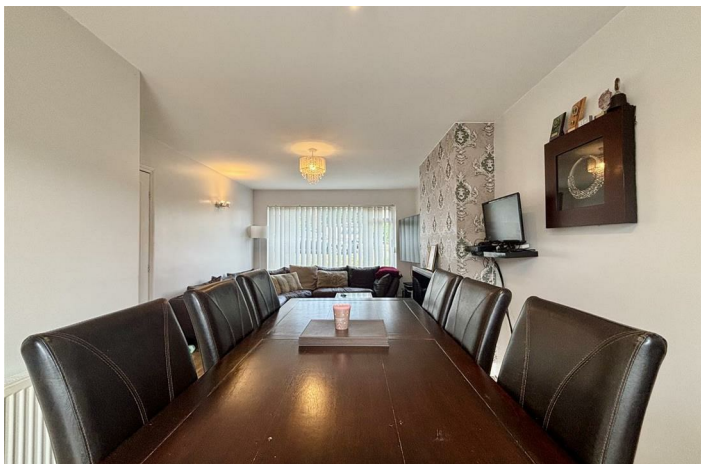
- THREE BEDROOM SEMI DETACHED
- POPULAR LOCATION
- GAS CH & UPVC DG
- DRIVE FOR UP TO FOUR CARS
- GARDENS TO THREE SIDES
- LARGE CORNER PLOT
- CCTV SYSTEM
- MODERN KITCHEN & BATHROOM
- DOUBLE GARAGE
- WELL PRESENTED THROUGHOUT

22 Middlebrook Way, Bradford BD8 0EP

**** THREE BEDROOM SEMI DETACHED ** LARGE CORNER PLOT ** DOUBLE GARAGE ** DRIVE FOR FOUR CARS ** WELL PRESENTED **** Bronte Estates are pleased to list for sale this ideal family home in the popular Middlebrook area of Bradford, between Thornton and Fairweather Green. Sitting on a substantial corner plot and offering potential to extend STPP. Internally the property comprises of an entrance hallway, kitchen, through lounge-diner, three first floor bedrooms and a bathroom. Gardens to three sides, off-road parking for four cars and a double garage complete this appealing property. Arrange your viewing now!



Council Tax Band: C



Entrance Hall

Front UPVC door and side window, stairs to the first floor, central heating radiator and laminate flooring with inset spotlights. Doors to the lounge and kitchen.

Lounge - Diner

21'8 x 11'3

A spacious reception room with designated space for dining. Window to the front elevation, French doors to the rear garden, central heating radiator and a stylish wall mounted, glass fronted gas fire.

Kitchen

11'0 x 8'4

Fitted with a range of modern base and wall cabinets, laminate work surfaces and matching splash-backs. Integrated appliances include a dishwasher, electric oven, five ring gas hob and an extractor above. Stainless steel sink & drainer and plumbing for a washing machine. Side entrance door, tiled floor, window to the rear and a useful pantry providing further storage space.

First Floor

Landing area with a window to the side elevation, access to a boarded loft and doors to the bedrooms and bathroom.

Bedroom One

11'3 x 10'9

Fitted wall-to-wall wardrobes, window to the front elevation and a central heating radiator.

Bedroom Two

10'7 x 8'8

Window to the rear elevation and a central heating radiator.

Bedroom Three

8'5 x 7'4

A good size third bedroom with ample space for a bed, wardrobe and drawers. Window to the rear elevation and a central heating radiator.

Bathroom

A modern fully tiled bathroom comprising of a 'P' shape bath with glass screen and shower tap attachment, pedestal washbasin and a low flush WC. Window to the front elevation, heated towel rail and a tiled floor.

External

Wraparound gardens to the front, side and rear, mainly laid to lawn with hedging and a decked patio seating area, plus a paved area. Double drive to the rear with parking for four cars and access to the double garage.

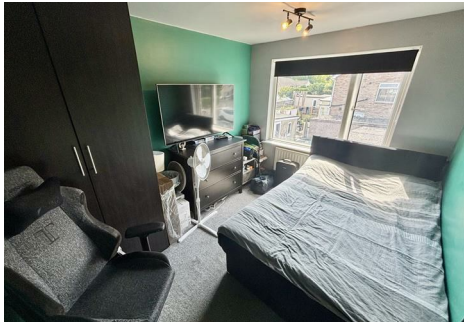
Double Garage

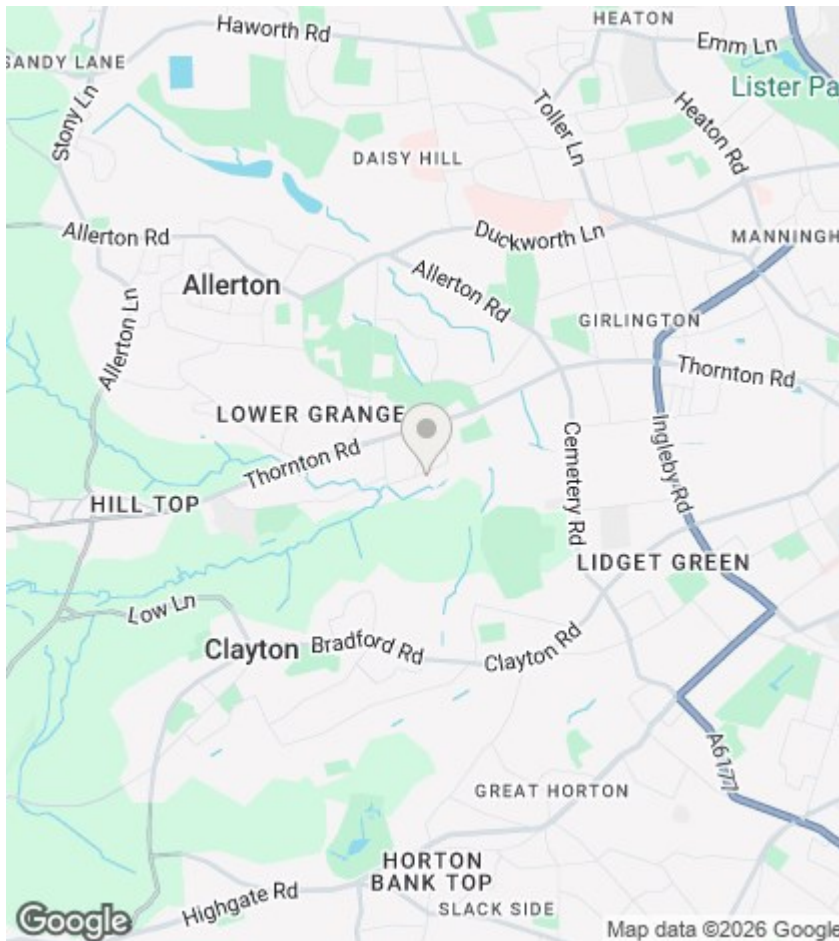
Double garage with potential further parking for two cars, power and light.

Please note

Energy Certificate and Floor Plan to follow.







Directions

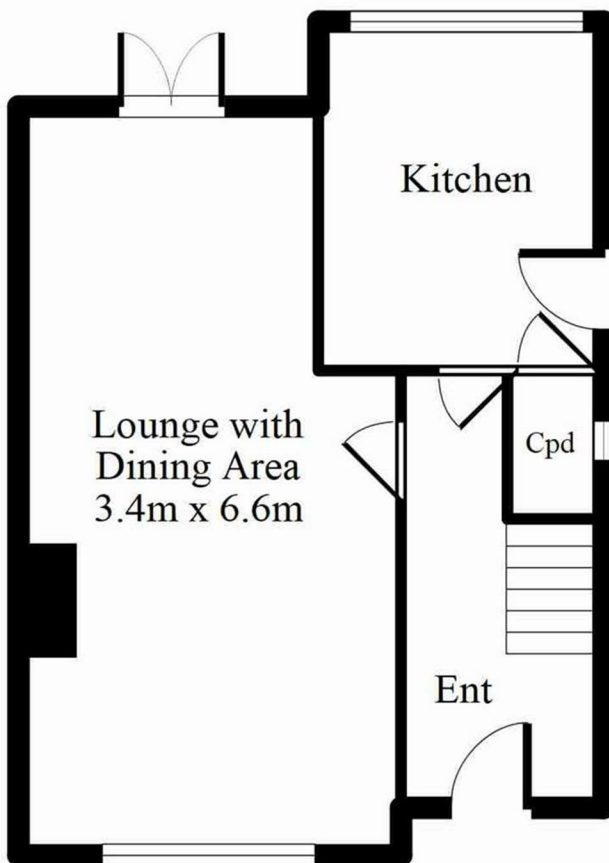
Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2026

