



## 19 Home Farm Close, Bradford, BD6 3NR

Offers Over £230,000

- MODERN THREE BEDROOM SEMI DETACHED
- MULTI FUEL STOVE
- CONSERVATORY TO THE REAR
- DISTANT VIEWS
- MODERN, NEUTRAL DECOR
- NICELY PRESENTED THROUGHOUT
- GAS CH & UPVC DG
- CHILD/PET FRIENDLY REAR GARDEN
- DRIVE FOR TWO CARS
- EARLY VIEWING IS ADVISED

# 19 Home Farm Close, Bradford BD6 3NR

**\*\* IMPRESSIVE THREE BEDROOM SEMI DETACHED \*\* WELL PRESENTED THROUGHOUT \*\* POPULAR CUL-DE-SAC \*\* CLOSE TO HOME FARM PRIMARY SCHOOL \*\* CONSERVATORY \*\* OPEN VIEWS TO THE REAR \*\*** Bronte Estates are delighted to list for sale this well presented three bedroom semi detached, nestled in a popular cul-de-sac just off Cooper Lane in Bradford 6. To the ground floor is an entrance hall, lounge, dining kitchen and a conservatory to the rear. To the first floor are three bedrooms and the family bathroom. Externally the property has off-road parking for two cars and a private enclosed rear garden. Arrange your viewing now!



Council Tax Band: C



### **Entrance Hall**

The front entrance door leads into a hallway with laminate flooring, window to the side, central heating radiator and a door to the lounge. Ample space for coats and shoes.

### **Lounge**

A well proportioned reception room with open stairs leading off to the first floor, cast iron multi-fuel stove set on a stone hearth, bay window to the front elevation and a central heating radiator. There's a useful under-stairs storage cupboard and a door to the dining-kitchen.

### **Dining Kitchen**

A bright and spacious room with French doors leading to the conservatory and designated space for dining. The 'U' shape modern fitted kitchen has integrated appliances, including a fridge-freezer, washing machine, electric oven, four ring gas hob, extractor and a cupboard for a tumble dryer. Window to the rear and a central heating radiator.

### **Conservatory**

A UPVC conservatory with French doors leading to the rear garden, a central heating radiator and integrated louvre blinds to all windows & doors.

### **First Floor**

Landing area with an airing cupboard, access to the loft space and doors off to the bedrooms and bathroom.

### **Bedroom One**

Master bedroom with a large fitted wardrobe & storage, feature wall panelling and a window to the front elevation. Central heating radiator.

### **Bedroom Two**

A second double bedroom with a window to the rear elevation affording distant open views and a central heating radiator.

### **Bedroom Three**

A single bedroom, again with open views to the rear and a central heating radiator.

### **Bathroom**

A good-sized, fully tiled family bathroom comprising of a 'P' shaped bath with shower over and a curved glass screen, pedestal

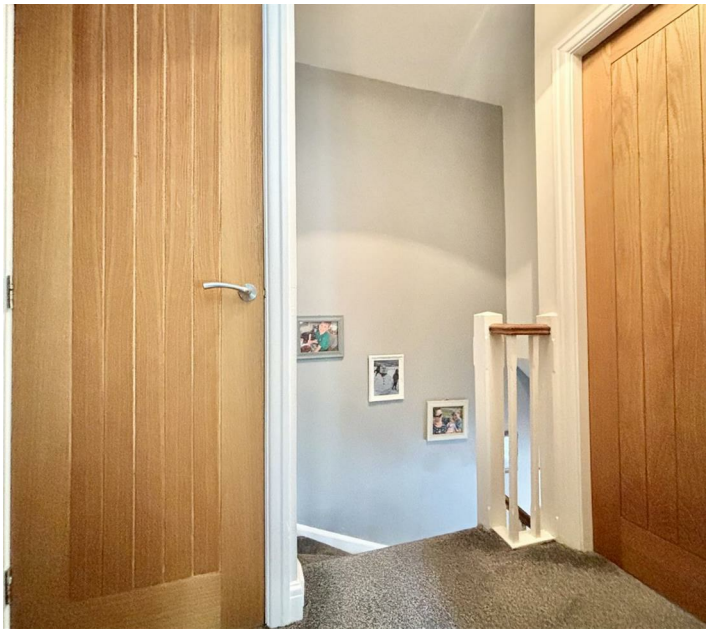
washbasin and a low flush WC. Window to the side elevation and a chrome heated towel rail.

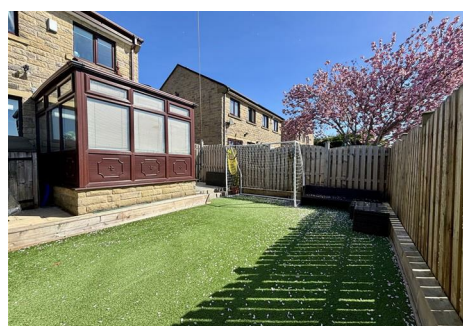
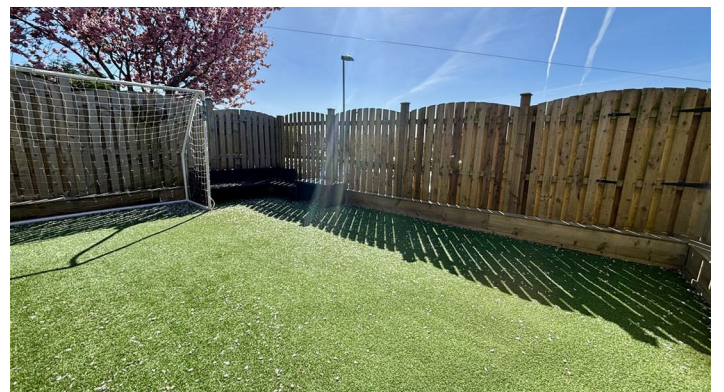
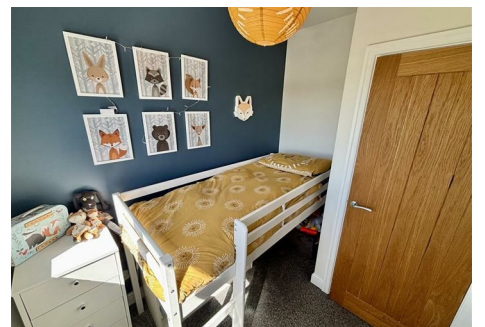
### **External**

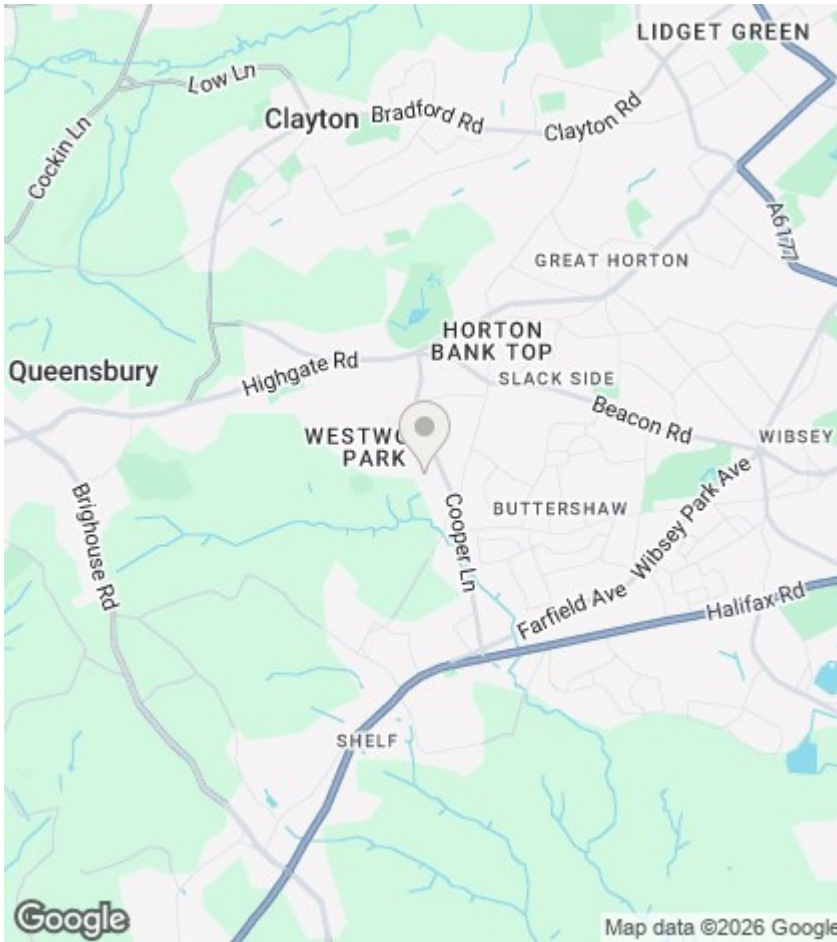
To the front of the property is an open-plan gravel area and to the side is off-road parking for two cars. A secure gate leads to the rear garden that consists of a paved patio, artificial grass, a small garden shed, wood store and an enclosed fence boundary.

### **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		85
(69-80)	C	73	
(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	

