



33 Stead Road, Bradford, BD4 6QX

NO CHAIN: A great opportunity to purchase this **DETACHED BUNGALOW**, which has a **LARGER THAN AVERAGE CORNER PLOT** with lovely **GARDENS**. Situated in a **CUL DE SAC** location, the bungalow is in need of updating and work in keeping with today's modern standards, but we feel it is sensibly priced to compensate.

There is currently planning permission granted for a rear extension that would make the house 3 bedrooms.

VIEWING IS ESSENTIAL.

Asking Price £200,000

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HALLWAY Access to loft.

LOUNGE 15'6" max x 12'4" (4.72m max x 3.76m)

Feature stone fireplace with gas fire.

SITTING ROOM/DINING ROOM 10'3" x 8'8" (3.12m x 2.64m)

PANTRY

EXTENDED DINING KITCHEN 16'7" x 9'9" (5.05m x 2.97m)

Range of base and wall units, worktops and sink unit.

BEDROOM 1 13' x 10'7" max (3.96m x 3.23m max)

Fitted wardrobes to 2 walls.

BEDROOM 2 11'6" x 11'6" max (3.5m x 3.5m max)

Fitted wardrobes to 2 walls.

BATHROOM/W.C. 10'2" x 5'3" (3.1m x 1.6m)

3 piece bathroom suite.

OUTSIDE The bungalow has an enviable, larger than average corner plot, with lovely gardens. Parking is at the back, via Thornveton Drive and offers further potential for a garage (subject to p/p)

BASEMENT Access from the back is the basement, which offers ample storage and is where the boiler is. Please note, there is restricted height.

TENURE Freehold

COUNCIL TAX BAND D - Bradford

PLANNING PERMISSION Planning permission was granted for a rear extension. Please refer to Bradford Council planning for full information using reference: 23/01667/HOU

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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