




41 Eversley Drive, Bradford, BD4 0EQ

NO CHAIN: Do not miss out on this impressive Semi Detached which has been much improved by the seller to create a wonderful and beautiful family home. Located opposite Carwood Primary School off Ned Lane on the fringe of the estate. Immaculately presented throughout with a super modern kitchen. Outside there is ample parking and larger than average garage and enclosed garden at the back.

Asking Price £170,000

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HALLWAY High gloss tiled flooring.

LOUNGE 14' (4.27) x 12' (3.66) + Chimney breast

Feature fireplace with electric fire.

KITCHEN DINER 20' x 8' (6.1m x 2.44m)

Impressive 20 foot kitchen with a well equipped range of units. Built in oven and hob. Vertical radiator. High gloss tiled flooring. Useful under stair storage cupboard.

LANDING

BEDROOM 1 12' (3.66) x 11' (3.35) max` into bay

Good sized bedroom with bay window.

BEDROOM 2 13' x 8' (3.96m x 2.44m)

Fitted sliding wardrobes

BEDROOM 3 7' x 7' (2.13m x 2.13m)

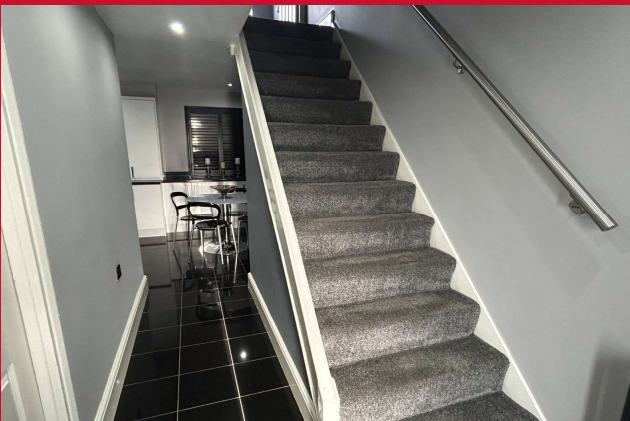
Fitted wardrobes and separate cupboard above the stair head.

SHOWER ROOM/WC Corner shower cubicle, tiled flooring.

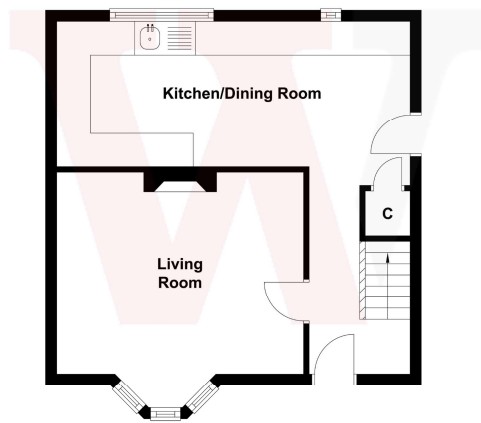
OUTSIDE Ample parking at the front, leading to Garage. The garage has been extended at the side to create a workshop/storage area.

Pleasant landscaped, tiered and low maintenance back garden.

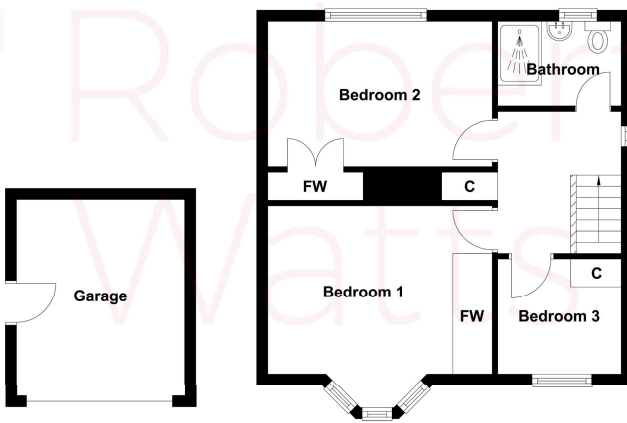
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 