




48 Montserrat Road, Bradford, West Yorkshire, BD4 0QB

IMPRESSIVE HOUSE WITH THE "WOW FACTOR".

A super opportunity has arisen to purchase this impressive SIGNIFICANTLY EXTENDED DORMER SEMI DETACHED, that offers spacious FLEXIBLE AND FAMILY SIZED 4 BEDROOMED LIVING. The house has been subject to extensive improvements, enhancements and extensions in recent years and is a real one off and there are no other properties that can compare with the quality on offer. One of the stand out features is the 24 foot Kitchen/Family Room, along with a lovey large Lounge. The property benefits from security cameras.

Asking Price £280,000

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FRONT PORCH Tiled flooring.

ENTRANCE HALL

SHOWER ROOM/W.C. Modern white suite with Vanity sink unit. Corner shower cubicle. Heated towel rail.

KITCHEN/FAMILY ROOM 24' x 11' (7.32m x 3.35m)

Forming the focal point to the house, is this impressive 24 foot Kitchen/Family Room that is complimented with a quality and extensive fitted kitchen, incorporating high gloss units, with a breakfast bar, together with granite tops.

UTILITY ROOM 11'11" x 7' (3.63m x 2.13m)

Base and wall units, worktops and sink unit. Access to Integral Garage.

LOUNGE 24' x 11'10" (7.32m x 3.6m)

Super extended and good sized Lounge with 2 Velux Roof Lights and Bi-Folding doors leading out to the garden.

LIVING ROOM/BEDROOM 4 16'10" x 10'11" (5.13m x 3.33m)

Currently used as a 2nd living room, but could be a ground floor bedroom as it is next to the shower room. Feature marble fireplace with gas fire.

STUDY/OFFICE 10' x 9'10" (3.05m x 3m)

LANDING

BEDROOM 1 12' x 9'10" (3.66m x 3m)

Double bedroom with full height and width fitted wardrobes to 2 walls. 2 storage areas into eaves with lights and radiators.

BEDROOM 2 11'11" x 10' (3.63m x 3.05m)

Double bedroom with fitted wardrobes. Storage into eaves with light and radiator.

BEDROOM 3 8'11" x 7' (2.72m x 2.13m)

Storage into eaves with light and radiator.

BATHROOM/W.C. Modern white bathroom suite with built in sink and storage cupboards. Heated towel rail.

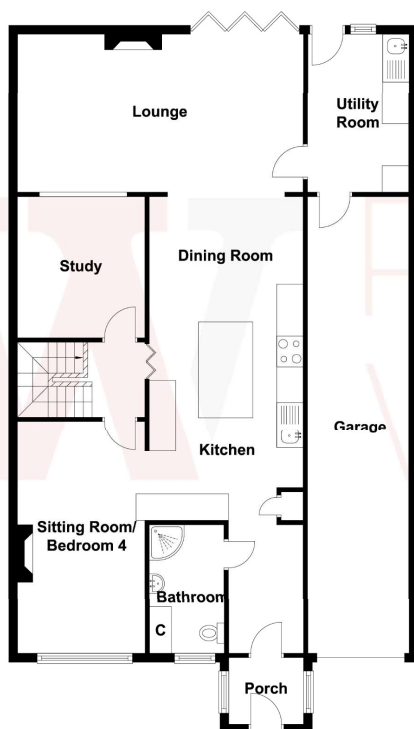
OUTSIDE Occupying a cul de sac location. Ample parking to the front, with integral tandem garage, measuring 38' x 8'. At the back, is a private enclosed low maintenance decked garden, with bespoke gazebo. Ideal for families and outdoor entertainment.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

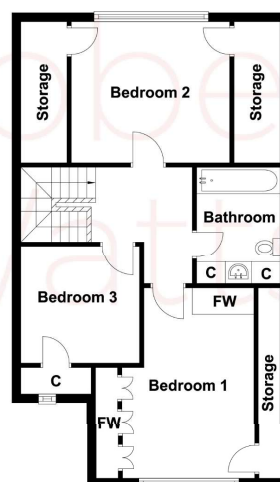
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		