






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

4 BEDROOMED FAMILY HOME.

Do not miss this DORMER STYLE SEMI DETACHED, that provides spacious FAMILY SIZED accommodation. Available with NO CHAIN, the property offers great potential for further enhancements to mirror door. With 4 BEDROOMS and 3 RECEPTION ROOMS. To the outside is a pleasant enclosed garden, good parking and detached tandem garage. MUST BE VIEWED.

Asking Price £250,000

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HALLWAY

DOWNSTAIRS W.C.

LOUNGE 20' x 12' (6.1m x 3.66m)

DINING ROOM/GROUND FLOOR BEDROOM 4 10' x 9'11" (3.05m x 3.02m)

SITTING ROOM 17' x 9'11" (5.18m x 3.02m)

KITCHEN 11' x 10' (3.35m x 3.05m)

Range of kitchen units, worktops and sink unit. Walk-in pantry.

LANDING

BEDROOM 1 11'11" x 10' (3.63m x 3.05m)

Storage into eaves.

BEDROOM 2 10' (3.05) x 10' (3.05) + wardrobe

Fitted wardrobe. Storage to eaves.

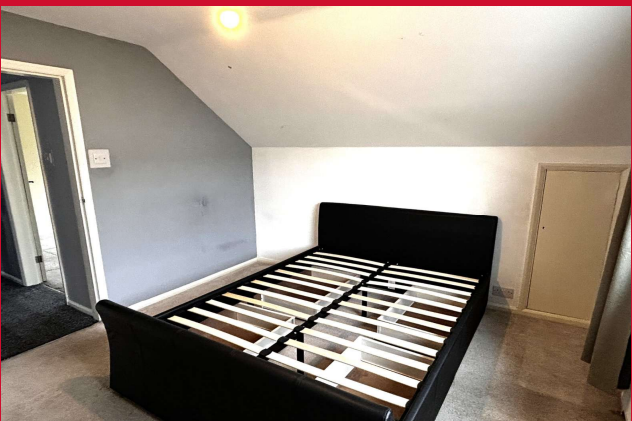
BEDROOM 3 11' x 8'10" (3.35m x 2.7m)

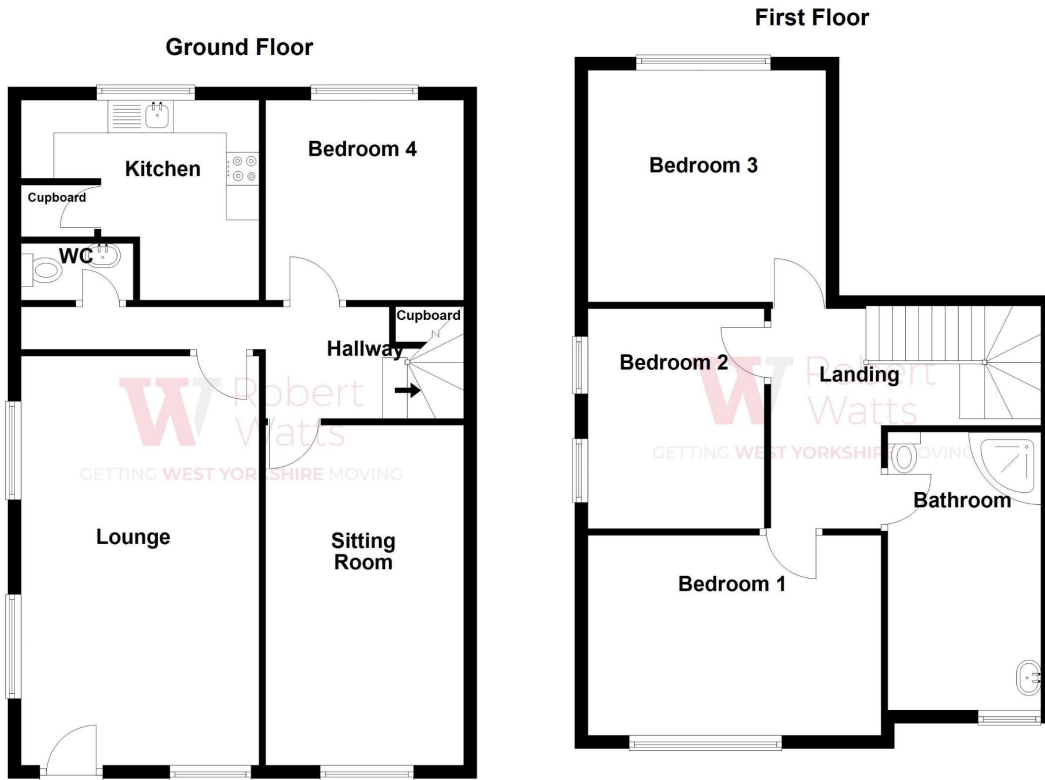
SHOWER ROOM/W.C. White suite with corner shower. Tiled walls and flooring. Heated towel rail.

OUTSIDE Occupying cul-de-sac position. Pleasant garden to the rear with decking terrace. Driveway, leading to TANDEM GARAGE.

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.





50 Montserrat Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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