



19 Bryanstone Road, Bradford, West Yorkshire, BD4 8PN

OPEN ASPECT VIEW TO REAR.

NO CHAIN: Lovely and very well presented SEMI DETACHED that would make an ideal purchase for owner occupier and is available with NO CHAIN. Having been much improved in recent years, the immaculate property has 2 BEDROOMS + LOFT ROOM, along with a CONSERVATORY. To the outside, is gardens, shared driveway and open aspect to the back.

The accommodation comprises: Side Entrance Hall, Lounge, Kitchen, Conservatory, 2 Bedrooms, Loft Room & Bathroom.

Asking Price £160,000

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SIDE ENTRANCE HALL

LOUNGE 14' x 14' max (4.27m x 4.27m max)

Feature fireplace with gas fire.

CONSERVATORY 9'10" x 7' approx. (3m x 2.13m approx.)

in uPVC and backing onto the garden.

KITCHEN 14' x 10'11" (4.27m x 3.33m)

Well equipped kitchen with a range of units. Built in oven and hob. Useful understairs storage cupboard.

LANDING

BEDROOM 1 12'11" x 9'11" (3.94m x 3.02m)

Built in wardrobe and additional fitted mirrored wardrobe.

BEDROOM 2 14' (4.27) x 5' (1.52) + recess

Open view over the playing fields.

BATHROOM/W.C. White bathroom suite with shower over the bath.

LOFT ROOM 14' (4.27) x 8' (2.44) + sloping ceiling

Super Loft conversion with 3 Velux Roof Lights. Please note there are no planning permission or building regulations so cannot class as a bedroom.

PLEASE NOTE 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		