



47 Grasmere Road, Bradford, BD2 4HX

**** OFFERED WITH NO CHAIN **** Popular style of SEMI DETACHED situated within this increasingly popular area of BD2 ideal for schools, many local amenities and commute. Briefly comprising: entrance hallway, lounge, dining room opening through to the kitchen and CONSERVATORY. THREE BEDROOMS and family bathroom to the first floor. Externally there are gardens to the front and rear with off road parking and driveway.

£180,000

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ENTRANCE PORCH Leading through to hallway

ENTRANCE HALLWAY Laminate flooring and open stairs leading to the first floor, under stairs cupboard

LOUNGE 13'6" x 11'3" (4.11m x 3.43m)

DINING ROOM 11'3" x 11'9" (3.43m x 3.58m)

Open through to the kitchen

KITCHEN 9'4" x 9'9" (2.84m x 2.97m)

Selection of wall and base units, worktops, one and a half bowl sink and drainer, oven, hob and extractor, plumbing for washer

CONSERVATORY 11'4" x 6'8" (3.45m x 2.03m)

FIRST FLOOR With loft access. Pull down ladder which is fully decorated with power and light

BEDROOM ONE 11'5" x 10'9" (3.48m x 3.28m)

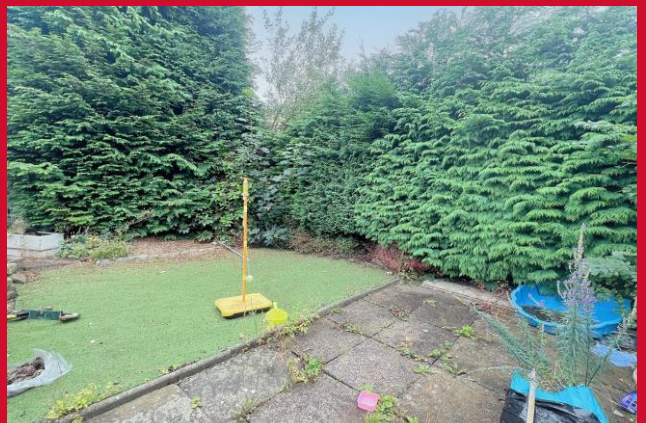
BEDROOM TWO 11'5" x 11'3" (3.48m x 3.43m)

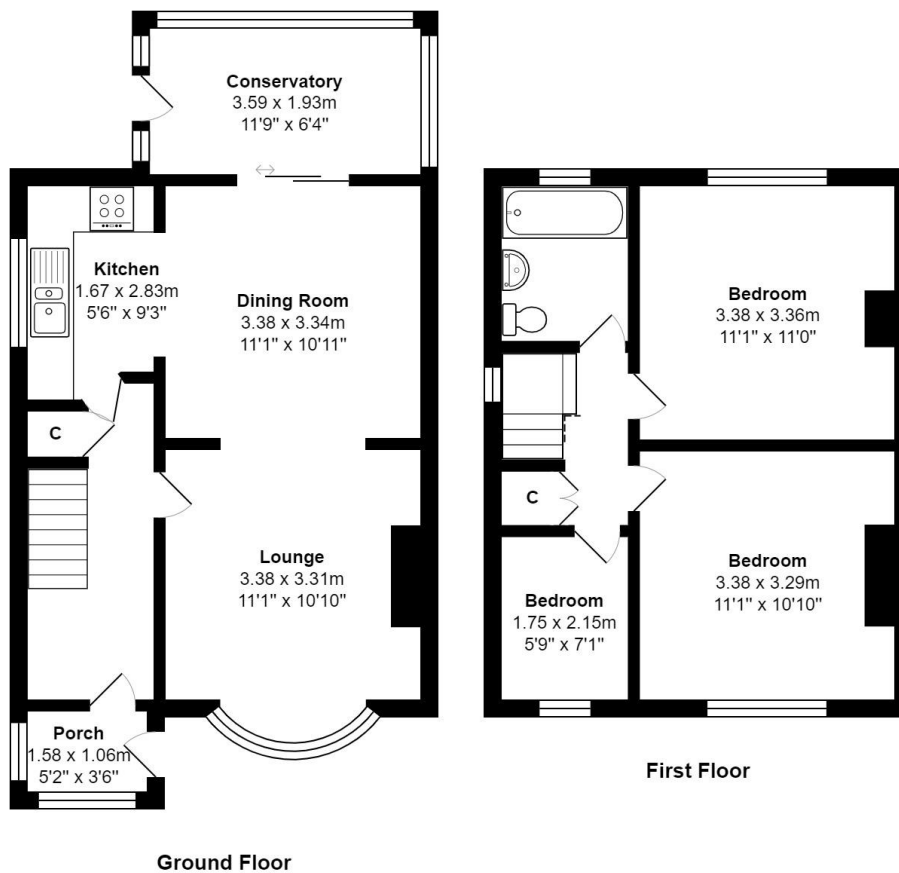
BEDROOM THREE 7' x 5'7" (2.13m x 1.7m)

BATHROOM Three piece white suite with shower over the bath and screen

OUTSIDE Parking bay to the front with gardens and driveway to the side. Pleasant gardens to the rear with paved seating area and astro turf

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.





Total Area: 81.2 m² ... 874 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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