



34 Barmby Place, Undercliffe, Bradford, BD2 4RB

NO CHAIN – Chalet style DETACHED currently providing THREE BEDROOM accommodation. This well presented example will appeal to a variety of buyers, especially those looking for a home with kerb appeal. Occupying a generously sized plot which includes a good size mature rear garden with ample paved patio. The integral garage, separate utility room and main bedroom with en-suite shower room further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

£300,000

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COUNCIL TAX Bradford

Band D

TENURE Freehold

ENTRANCE HALL Useful downstairs WC

LIVING ROOM 12'3" x 12' (3.73m x 3.66m)

Open to dining area

DINING AREA 11'9" x 8'3" (3.58m x 2.51m)

Glazed patio doors to rear garden

KITCHEN 11'9" x 8'6" (3.58m x 2.6m)

Selection of wall and base units, work tops, sink unit - tiled floor

UTILITY ROOM / REAR HALL 8'9" x 5'5" (2.67m x 1.65m)

Plumbed for washing machine - tiled floor

LANDING

BEDROOM 1 12'1" x 11'6" (3.68m x 3.5m)

With two windows

EN-SUITE SHOWER ROOM Shower cubicle, wash basin, WC - tiled floor, part tiled walls

BEDROOM 2 12'7" x 11'9" (3.84m x 3.58m)

BEDROOM 3 15' (4.57) max exc robes x 6'5" (1.96)

Fitted mirror door wardrobes

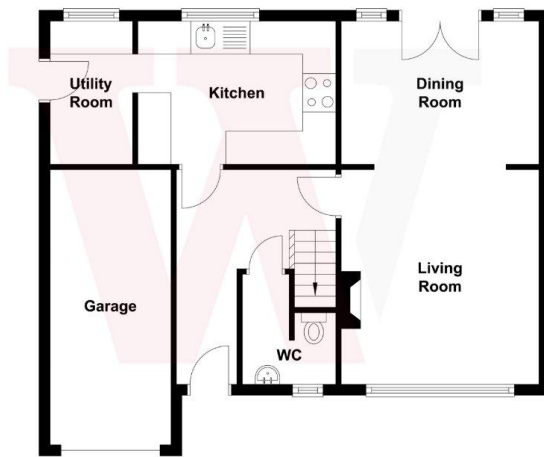
LOFT SPACE Boarded

BATHROOM Three piece modern white suite, fully tiled walls, tiled floor

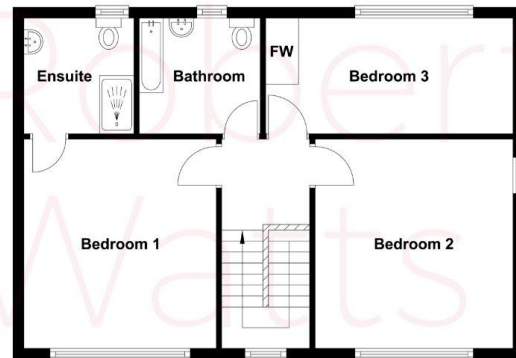
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		