



## 4 Martindale Close, Bradford, BD2 3SR

Link Detached occupying an enviable CUL-DE-SAC plot... Currently providing TWO BEDROOM accommodation... this fine example boasts a recent kitchen (circa 3yrs ago) and garage conversion which has created a good size multi-purpose room currently utilised as a dining room / snug. The pleasant rear garden and double width drive further add to the appeal here. Forming part of this ever popular part of BD2 handy for local amenities and offering access to Apperley Bridge, including the train station. Contact Robert Watts to arrange YOUR viewing today.

**£195,000**

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**ENTRANCE HALL** Useful double store closet

**LIVING ROOM 14'7" (4.45) x 13'2" (4.01) both max**

Patio doors to rear garden

**DINING ROOM / SNUG 16'7" x 7'9" (5.05m x 2.36m)**

Former garage, converted around 3 years ago... which now provides a good size multi-purpose room - patio doors to rear garden

**KITCHEN 11'1" (3.38) max x 10' (3.05) max**

Installed around 3 years ago... modern wall and base units, work tops, sink unit, integrated appliances include: fridge freezer, dishwasher and washing machine along with a built in oven and microwave.

**LANDING** Access to part boarded loft space via pull down ladder

**BEDROOM 1 14'7" x 9'11" (4.45m x 3.02m)**

Wardrobes are not fitted but are included

**BEDROOM 2 10' x 7'8" (3.05m x 2.34m)**

Useful store closet

**BATHROOM** Three piece white suite, over bath shower and screen

**OUTSIDE** Double width drive and open lawn to front, very pleasant rear garden incorporating decking and pergola

**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.

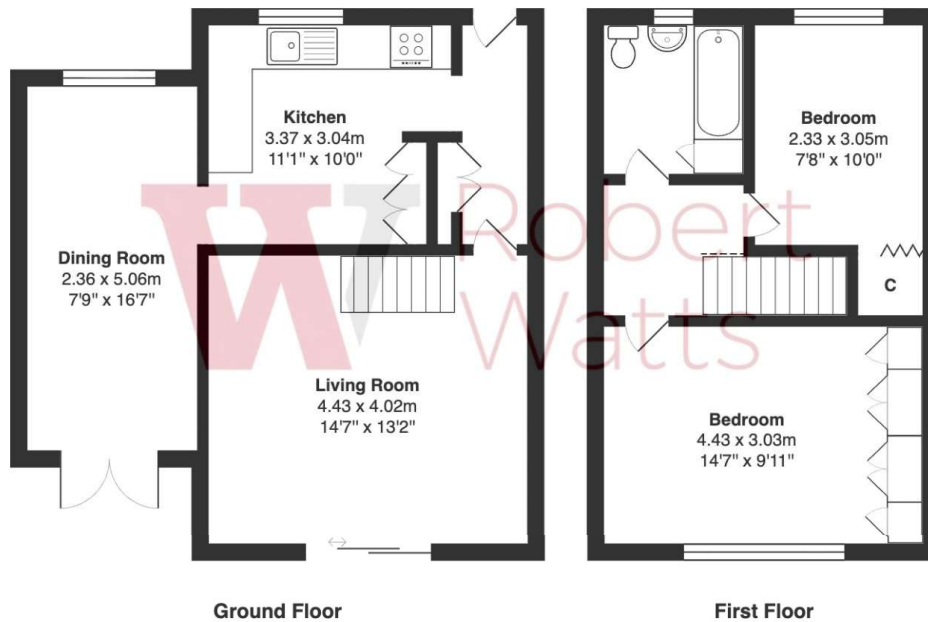
**COUNCIL TAX Bradford**

Band B

**TENURE** Freehold

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: 76.8 m<sup>2</sup> ... 827 ft<sup>2</sup>

All measurements are approximate and for display purposes only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |