



110 Cooper Lane, Bradford, BD6 3NJ

**** PRESENTED TO A HIGH STANDARD ** LOVELY PLOT POSITION **** Only upon internal inspection will this POPULAR STYLE of SEMI DETACHED be fully appreciated. Sat on an enviable plot with plenty of OFF ROAD parking to the front, leading down the side of the drive and continuing to the oversized DETACHED GARAGE. Briefly comprising: entrance hall, good size lounge and dining kitchen which leads to a CONSERVATORY. THREE BEDROOMS and house bathroom occupy the first floor. Benefitting further from GCH, DG, ALARM plus the plot lends itself to possible extension opportunities (subject to the relevant permissions). Ideal for many local amenities, schools, public transport links and commute via the Motorway network. **BOOK YOUR VIEWING TODAY**

£185,000

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ENTRANCE HALLWAY

Stairs leading to first floor

LOUNGE 12' x 12'8" (3.66m x 3.86m)

Double door leading to the kitchen

KITCHEN 15'9" x 9'5" (4.8m x 2.87m)

Selection of wall and base units. Worktops, sink and drainer. Cooker point and plumbing for washer. Pantry area

CONSERVATORY 7'7" x 9'5" (2.3m x 2.87m)

LANDING

Loft access

BEDROOM ONE 11'6" x 10'2" (3.5m x 3.1m)

BEDROOM TWO 9'9" x 9'4" (2.97m x 2.84m)

BEDROOM THREE 7'5" x 5'4" (2.26m x 1.63m)

Currently utilised as a dressing room

BATHROOM

Three piece bathroom suite with shower and screen. Sink and W.C

OUTSIDE

Large grounds, tarmac area which offer plenty of off road parking and detached garage

FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

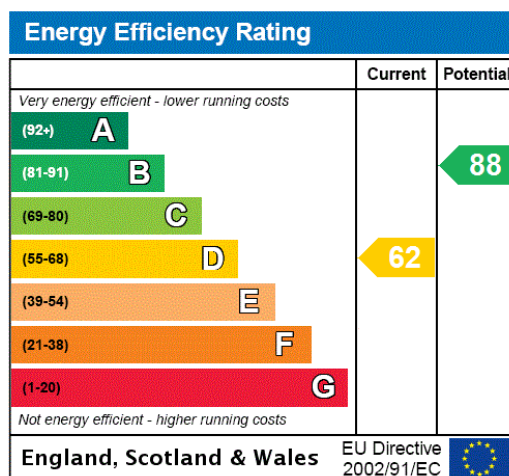
MORTGAGES

We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.





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