



9 Ellercroft Avenue, Off Legrams Lane, Bradford, BD7 2EG

**** SUPERB EXTENDED SEMI DETACHED WITH A VAST AMOUNT OF POTENTIAL TO CREATE MORE ****
EXCEPTIONALLY PRESENTED THROUGHOUT** PLANNING PERMISSION already granted for a double storey side extension. Viewing is strongly advised for this lovely family sized semi-detached sat in a cul de sac location, close to a number of amenities and ideal for commute to city centre. Briefly comprising: Large reception room, dining kitchen, **THREE DOUBLE BEDROOMS** with master en-suite plus family bathroom. Sat on an enviable plot with double garage and **LARGE** than expected gardens to the rear. Tastefully decorated throughout with modern fixtures and fitting, GCH DG and much more!

£265,000

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ENTRANCE HALL

Hallway with storage cupboard off and open stairs to the first floor

LOUNGE 20'2" x 11'7" (6.15m x 3.53m)

Lovely size reception room

DINING KITCHEN 17'11" x 10'6" (5.46m x 3.2m)

Great size, well equipped dining kitchen with an array of wall and base units, Quartz worktops and splashback. Space for range cooker, plumbing for washer and built in microwave. Tiled floor with underfloor heating and door leading to the rear

FIRST FLOOR

Landing area with loft access via pull down ladder

BEDROOM ONE 10'1" x 10'7" (3.07m x 3.23m)

Fitted sliding door wardrobes and en-suite

EN-SUITE Walk in shower, sink and W.C

BEDROOM TWO 10'6" x 10'5" (3.2m x 3.18m)

BEDROOM THREE 10'6" x 9'6" (3.2m x 2.9m)

FAMILY BATHROOM

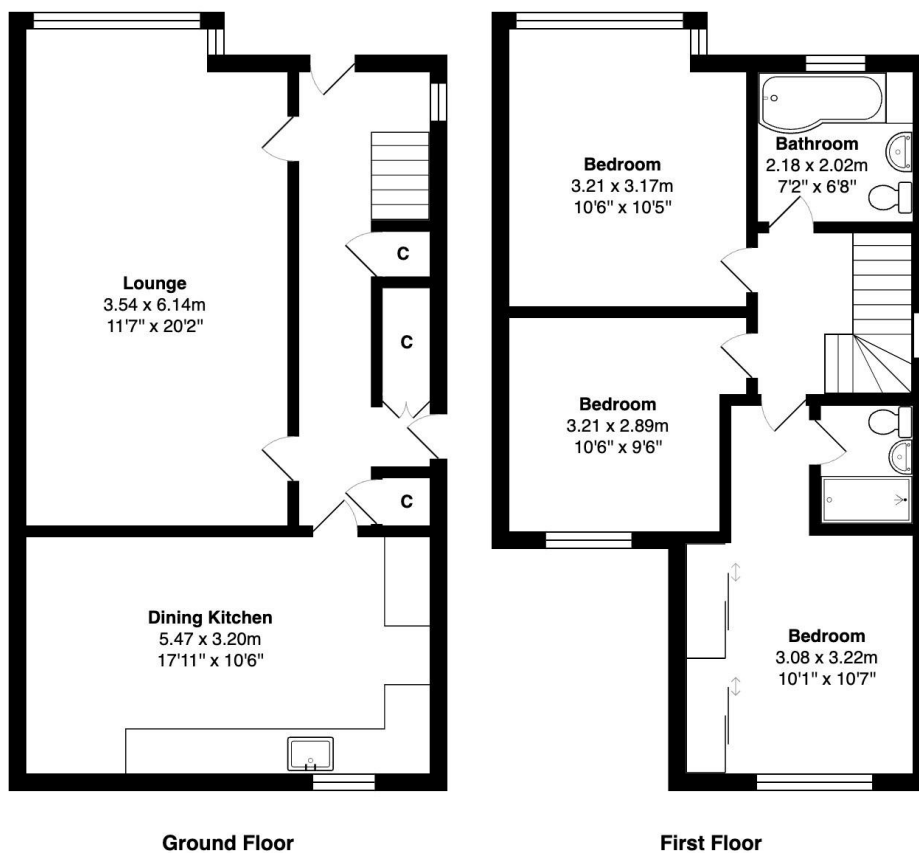
Three piece family bathroom with shower over bath and screen. Sink and W.C

OUTSIDE

Sat on an enviable corner plot with block paved driveway leading to double garage. Large lawned gardens to the rear with paved seating area. The plot lends itself to possible further extension opportunities (subject to permissions)

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: 98.9 m² ... 1065 ft²

All measurements are approximate and for display purposes only

