



4 Necropolis Road, Bradford, West Yorkshire, BD7 2PU

**** LARGE EXTENDED FAMILY HOME ** POPULAR RESIDENTIAL LOCATION ** FIVE BEDROOMS ** GOOD SIZE PLOT WITH PLENTY OF OUTSIDE SPACE **** Situated within this popular residential area which is close to many amenities and well placed for commute to the city centre is this spacious home which briefly comprises: entrance hall, lounge, dining room and kitchen, FIVE BEDROOMS to the first floor with house bathroom and separate W.C. Externally, is plenty of off road parking to the front which leads to an integral garage which could offer more opportunities to create additional living space if converted (subject to the relevant permissions). Plus, large enclosed garden to the rear. **VIEWING IS STRONGLY ADVISED**

£295,000

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ENTRANCE HALL

LOUNGE 14'7" x 15'3" (4.45m x 4.65m)

Feature fireplace

DINING ROOM 17'11" x 8'10" (5.46m x 2.7m)

KITCHEN 10'6" x 9'9" (3.2m x 2.97m)

Selection of wall and base units, worktops, sink and drainer. Plumbing for washer, space for freestanding appliances and range cooker

INTEGRAL GARAGE 15'11" x 10'9" (4.85m x 3.28m)

FIRST FLOOR

Landing area with store cupboard

BEDROOM ONE 12'11" x 10'7" (3.94m x 3.23m)

BEDROOM TWO 10'6" x 13'3" (3.2m x 4.04m)

BEDROOM THREE 11'4" x 10'1" (3.45m x 3.07m)

BEDROOM FOUR 11'4" x 12'8" (3.45m x 3.86m)

Useful store cupboard

BEDROOM FIVE 7'7" x 7'4" (2.3m x 2.24m)

BATHROOM

Bath with shower over and sink. Separate W.C

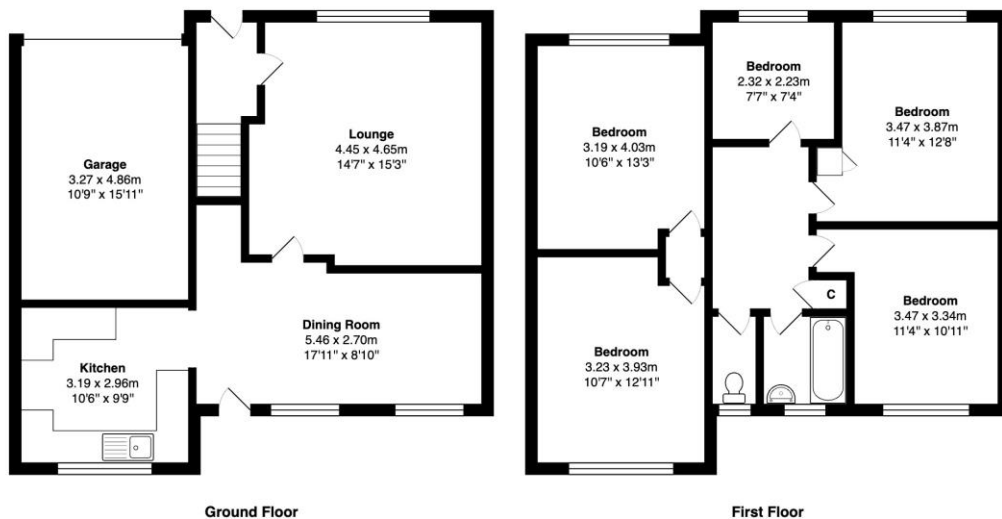
OUTSIDE

Double gated access leads to the drive and block paved area allowing plenty of parking. Integral garage. Large gardens to the rear ideal for family entertainment

BUYER DISCLAIMER 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.

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: 132.9 m² ... 1431 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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