



10 Anson Grove, Bradford, BD7 4LP

**** DELIGHTFUL DETACHED TRUE BUNGALOW ** SOUGHT AFTER CUL DE SAC LOCATION ** ENVIABLE PLOT WITH VAST POTENTIAL **** Viewing is an absolute **MUST** for this spacious detached bungalow. Entrance hallway, 16ft lounge, kitchen MODERN SHOWER ROOM and TWO BEDROOMS are on offer. Well presented throughout and benefitting further from GCH and DG. Externally, the well tended gardens are mainly laid to lawn with an array of mature shrubs and driveway allowing parking for several cars leading to a detached garage, Close to many amenities, Wibsey has to offer and transport links to the city centre.

£230,000

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ENTRANCE HALLWAY 'L' shaped with loft access and useful store cupboard

LOUNGE 16'10" max x 10'6" (5.13m max x 3.2m)

Window to side and front elevation overlooking the cul de sac

KITCHEN 11'7" x 7'2" (3.53m x 2.18m)

Fitted kitchen with a selection of wall and base units. Worktops with plenty of under counter space for appliances. Plumbing for washer and free standing cooker

SHOWER ROOM

Recently installed with oversize walk in shower, vanity sink and W.C. Fully tiled walls

BEDROOM ONE 15'7" x 9' (4.75m x 2.74m)

Lovely size master bedroom with fitted, matching bedroom furniture

BEDROOM TWO 10'2" x 8'9" (3.1m x 2.67m)

Patio doors leading to the rear

OUTSIDE

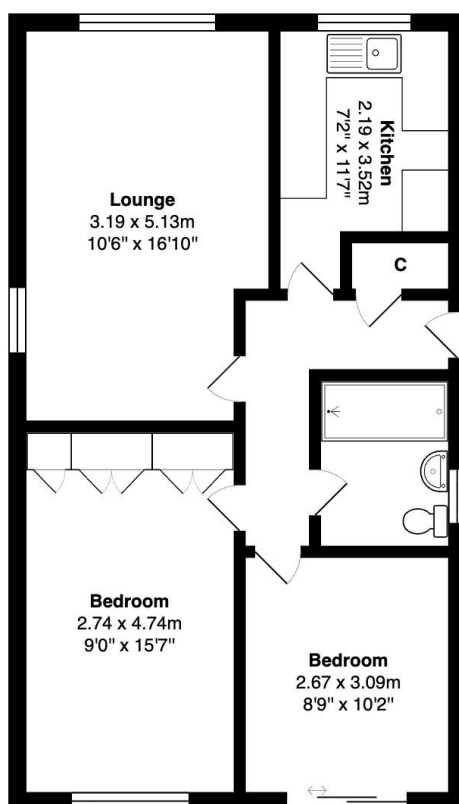
Sat on a superb plot at the head of the cul de sac with clear potential to extend (subject to permissions). Well tended gardens surround the property with mature shrubs and patio seating area. The driveway allows parking for several cars and leads to a detached garage

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.





Ground Floor

Total Area: 55.9 m² ... 601 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		