



24 Middlebrook Crescent, Fairweather Green, Bradford, BD8 0EN

**** LOVELY LOCATION BACKING ONTO MIDDLEBROOK ** SOUTH FACING GARDEN ** SOLAR PANELS ** VAST EXTENSION POTENTIAL (Subject to planning).** SEMI DETACHED property offering spacious family sized accommodation throughout! Briefly comprising: entrance hall, lounge, dining area and kitchen. THREE BEDROOMS and family bathroom. Externally are gardens to the front with driveway to the side allowing parking for several cars leading to garage. Great size gardens to the rear, mainly laid to lawn, with seating area which backs on to brook. A great location which is ideal for families with schools nearby, nature walks and good commuter links to the city center. In need of modernisation and ready for someone to make their own mark on this family home.

Offers Over £200,000

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ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 14'4" x 14'6" (4.37m x 4.42m)

Great size reception room with lovely wood burner stove and open arch leading to dining area

DINING AREA 9' x 7'4" (2.74m x 2.24m)

Patio doors leading to the rear gardens

KITCHEN 10'3" x 8'4" (3.12m x 2.54m)

Fitted kitchen with a range of wall and base units, worktops with sink and drainer, cooker point, plumbing for washer and pantry area.

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 11'5" max x 11'2" (3.48m max x 3.4m)

BEDROOM TWO 11'1" x 8'9" (3.38m x 2.67m)

BEDROOM THREE 8'5" x 7'4" (2.57m x 2.24m)

FAMILY BATHROOM

FOUR piece bathroom ;suite with shower cubicle bath with mixer tap, sink and w/c

OUTSIDE

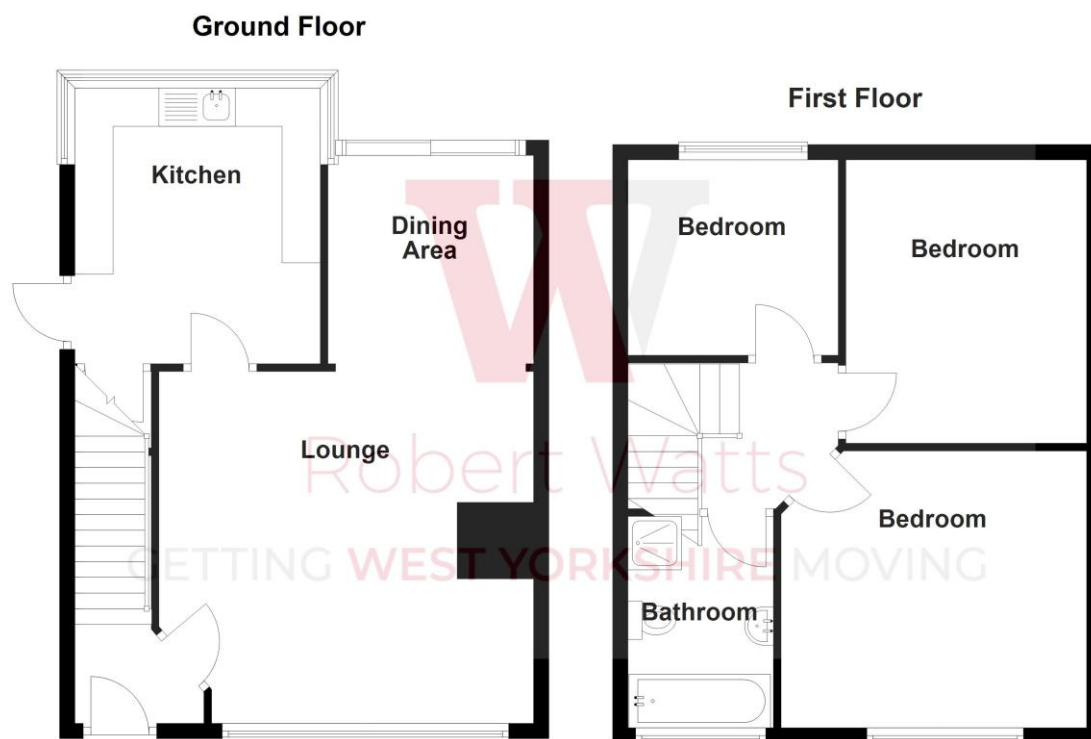
Pleasant gardens to the front with driveway allowing parking for several cars which lead to a detached garage (power and light). Nice size gardens to the rear, mainly laid to lawn with seating area and green house built on to the rear of the garage.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		