



282 Carr Bottom Road, Bankfoot, Bradford, BD5 9AQ

****SUPERB PROPERTY INSIDE AND OUT** ENVIABLE CORNER PLOT POSITION **** Step inside this lovely EXTENDED END TOWN HOUSE which has been cared for over the years and offers spacious accommodation with the vast potential to create more! Briefly comprising: entrance porch leading through to lounge, dining room and dining kitchen with rear porch plus large basement area. THREE DOUBLE BEDROOMS with great views, landing/study area and house bathroom. Externally, there are well tended gardens to the front, side and rear with drive leading to a detached garage. Situated within this increasingly popular area of Bankfoot, BD5 where properties continue to sell well! Close to many amenities, secondary school and good links to the city centre. This property can only be appreciated on internal inspection.

£225,000

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ENTRANCE PORCH

Leading through to the lounge

LOUNGE 15'3" x 11'11" (4.65m x 3.63m)

Bay window and feature fireplace

DINING ROOM 11'7" x 13'9"

Cupboards to the alcoves and access to the basement

DINING KITCHEN 12' x 9'9" (3.66m x 2.97m)

Good size dining kitchen with windows to front and rear elevation allowing plenty of natural light. Selection of wall and base units, worktops with sink and drainer. Plumbing for washer and dishwasher. Space for under counter appliances and freestanding cooker

BASEMENT 15'3" x 13'9" (4.65m x 4.2m)

Good size space, ideal storage area

FIRST FLOOR

Large landing area leading through to the extension which is an ideal study area. Loft access

BEDROOM ONE 15'7" x 12' (4.75m x 3.66m)

BEDROOM TWO 9'9" x 12' (2.97m x 3.66m)

Enjoying far reaching views

BEDROOM THREE 9'7" x 8'2" (2.92m x 2.5m)

Windows to front and rear

BATHROOM

Family bathroom with three piece suite

OUTSIDE

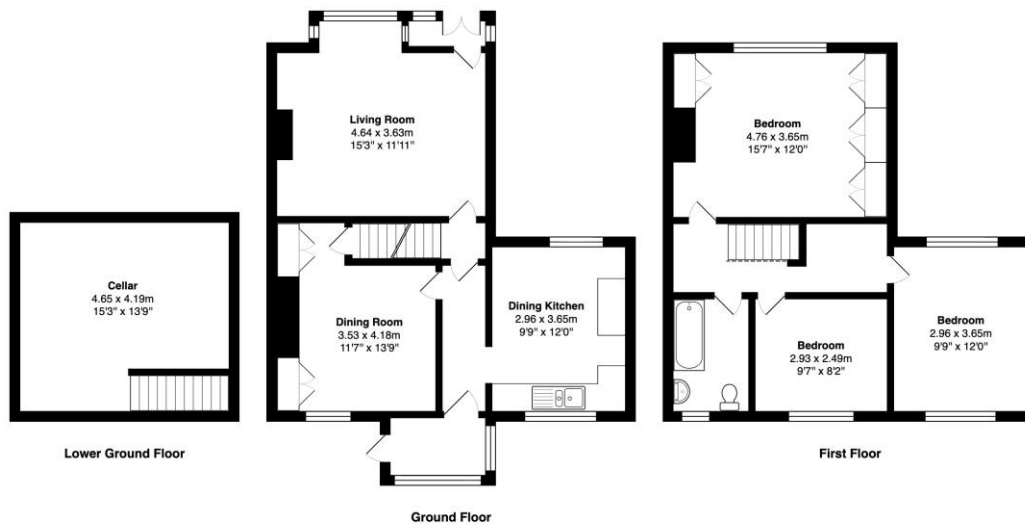
Sit on a large corner plot position with well tended gardens to three sides. Mature shrubs, lawn and patio area. Drive to detached garage at the rear

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: 122.8 m² ... 1322 ft²
 All measurements are approximate and for display purposes only

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