



59 Mandale Road, Bradford, BD6 3JS

**** LOVELY FAMILY HOME ** PLEASANT GARDENS TO THE REAR ** VIEWING IS STRONGLY ADVISED ****
Attractive BAY WINDOW Semi detached situated within this increasingly sought after part of BD6 where properties continue to sell well!. Having undergone a vast amount of improvements over recent years to include replacement kitchen, shower room, windows, doors and decoration throughout, this THREE BEDROOM property is further enhanced with the amount of external space on offer. Block paved driveway leading to detached garage and low maintenance garden to the front which allows parking for several cars. The rear garden have a southerly aspect and split over 2 levels with large patio area and lawned gardens with raised bedding borders and ornamental pond.

£190,000

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ENTRANCE

Direct into the living area

LOUNGE 16' x 11'5" (4.88m x 3.48m)

A large space ideal for entertaining with open stairs leading to the first floor and wall mounted feature electric fireplace

DINING KITCHEN 16' x 9'5" (4.88m x 2.87m)

With a selection of wall and base units. worktops, sink and drainer. Oven hob and extractor, plumbing for washer, space for fridge and freezer. Useful store cupboard

FIRST FLOOR

Landing area

BEDROOM ONE 9'10" x 11'6" (3m x 3.5m)

Wall to wall fitted sliding mirror door wardrobes

BEDROOM TWO 9'10" x 9'6" (3m x 2.9m)

Currently utilised as an office with store cupboard

BEDROOM THREE 5'6" x 7'8" (1.68m x 2.34m)

Bed built over the stair head

SHOWER ROOM

Modern shower room with cubicle sink and W.C

OUTSIDE

Sat on an enviable plot with plenty of off road parking to the front which has blocked paved driveway and large low maintenance area. DETACHED GARAGE to the rear with large patio which leads to the garden area, lawned with bedding borders and pond. Another great entertaining space

BUYER DISCLAIMER

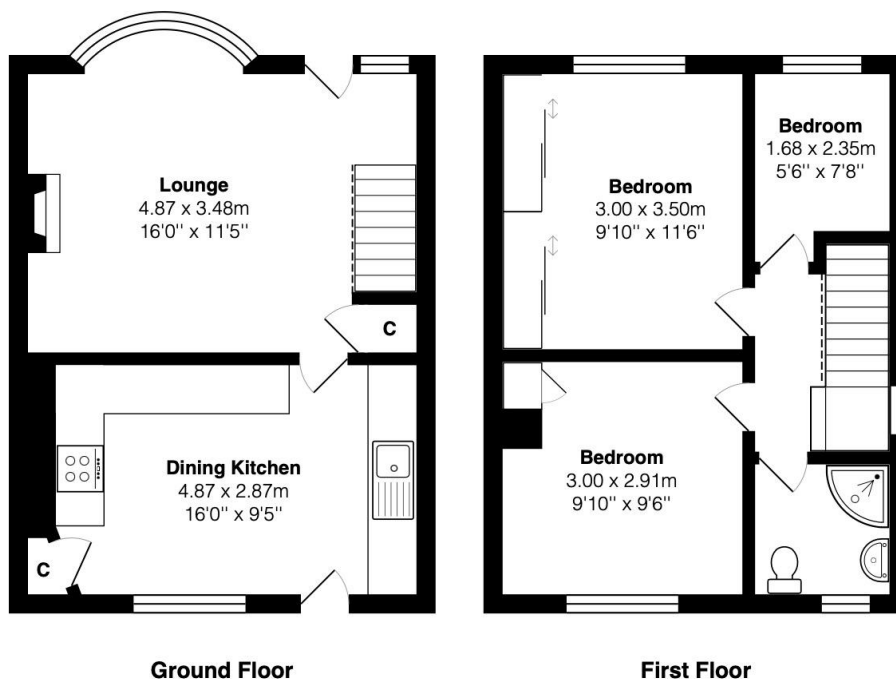
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

PLEASE NOTE

We are to advise that there is a coal mine within the property boundaries and this may affect certain lending criteria. Please clarify this with your financial and legal representatives.

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: 64.0 m² ... 689 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	66 D	
39-54	E		
21-38	F		
1-20	G		