





Crestville Road, Bradford

OIRO £197,500 Freehold

Well-presented two-bedroom bungalow with spacious living accommodation, dining room, conservatory and fitted kitchen. Benefits include a tall boarded and insulated loft, driveway, detached garage and low-maintenance gardens to the front and rear.

Close To Clayton Village | Close to Local Amenities | Conservatory | Driveway | Garage | Large Master Bedroom | Two Bedroom Bungalow |

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This well-presented two-bedroom bungalow offers spacious and versatile accommodation, with the added benefits of a conservatory, driveway, garage and low-maintenance gardens.
The property opens into a welcoming entrance hallway, providing access to the main rooms. The living room is a generous and comfortable space, featuring a large front-facing window allowing plenty of natural light, a feature stone fireplace with gas fire and ample room for a range of seating furniture.
An adjoining dining room provides a dedicated space for family meals and entertaining, with patio doors opening directly into the conservatory. The conservatory creates a pleasant additional reception space overlooking the rear garden and offers a bright and relaxing area to enjoy throughout the year.
The fitted kitchen is arranged with a range of wall and base units, complementary work surfaces, sink and space for freestanding appliances including a cooker and washing machine. There is also a useful pantry and direct access to the rear garden.
There are two bedrooms, with the main bedroom being a generous double and benefitting from fitted mirror wardrobes. The second bedroom is a useful single bedroom ideal for guests, a home office or additional storage if needed.
The shower room is fitted with a modern white suite comprising a corner shower enclosure, hand wash basin and WC.
The property also benefits from a tall, boarded and insulated loft space.
Externally, the property has a low-maintenance gravelled front garden with established planting and a pathway leading to the entrance. A driveway runs alongside the bungalow and provides off-road parking, leading to a detached garage. To the rear is a predominantly paved garden with established borders, a greenhouse and access to the garage, providing practical and manageable outdoor space.

Council Tax Band: C (Bradford Metropolitan District Council)
Tenure: Freehold
Parking options: Garage, Off Street









Entrance hall

A welcoming entrance hallway providing access to each room. Finished with light neutral walls and patterned flooring, the hallway also benefits from a radiator and useful access to the loft space.

Open Plan Living

A generous and inviting living room with a large front-facing window allowing plenty of natural light. The room features a stone fireplace with a gas fire, creating an attractive focal point, together with ample space for a range of seating furniture. An open archway leads to the adjoining dining room.
A spacious dining room providing plenty of room for a dining table and additional furniture. Finished in neutral tones, the room benefits from patio doors opening directly into the conservatory, bringing in further natural light and creating an easy flow between the living, dining and garden spaces.

Conservatory

A bright and inviting conservatory providing useful additional living space, with windows to several sides allowing plenty of natural light. The room offers ample space for seating furniture and enjoys views over the rear garden, with French doors providing direct access outside.

Kitchen

A well-proportioned fitted kitchen with a range of white wall and base units, complementary work surfaces and tiled splashbacks. The room provides space for a freestanding cooker and washing machine, with a sink positioned beneath the window allowing plenty of natural light. There is also a useful pantry providing additional storage, together with access to the rear of the property.



Bedroom 1

A generous double bedroom offering plenty of space for a full range of bedroom furniture. The room benefits from a large window providing natural light, fitted mirrored wardrobes offering excellent storage and a light, comfortable finish throughout.

Shower Room

A well-presented shower room fitted with a modern white suite comprising a corner shower enclosure, hand wash basin and WC. Finished with light wall panelling and contrasting dark flooring, the room also benefits from a frosted window providing natural light and privacy.



Bedroom 2

A useful second bedroom with space for a single bed and additional furniture. The room is finished in light neutral tones and benefits from a rear-facing window providing natural light, making it ideal as a guest room, child's bedroom or home office.

Outside

Externally, the property enjoys low-maintenance gardens to both the front and rear. The front is predominantly gravelled with established planting and a pathway leading to the entrance, while a driveway runs alongside the bungalow providing off-road parking and access to the detached garage.

To the rear is a predominantly paved garden with raised borders, mature shrubs and planting, together with access to the conservatory and rear of the property. The garden also benefits from a greenhouse and further access to the garage, creating a practical and manageable outdoor space.





PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis. Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION:

If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

CALLANDER MORTGAGE SOLUTIONS:

Need mortgage advice? Why not let our specialist, in-house mortgage team look after you and do the hard work for you… Navigating the world of mortgages can be a daunting prospect. Callander Mortgage Solutions Ltd have access to a huge panel of lenders and are here to help and guide you every step of the way. Have you seen the perfect property? Is time of the essence? Or have you had bad credit? Give the independent experts a call, today and ask about the limited offer “Fee Free Whitney’s” packages!

CONVEYANCING:

Buying or selling a property? Need a fast, professional property lawyer to help you with your sale or purchase? Or both? Elliott James Legal Ltd are a trusted and respected law firm, specialising in all aspects of residential conveyancing and property matters. With local offices and more, why not benefit from our in-house relationship and ask us to introduce you to their friendly and supportive team of legal experts. Get your no-obligation quote today!

BUYERS CLUB:

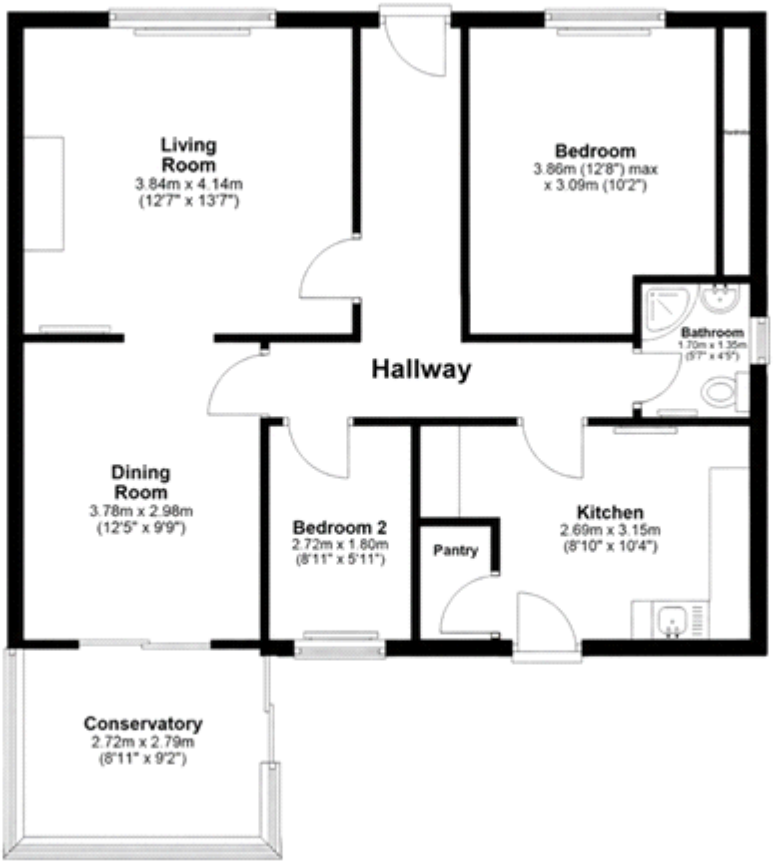
The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties. Members of the Buyers Club stay ahead of the competitive market by viewing homes before they reach the open market.

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Ground Floor

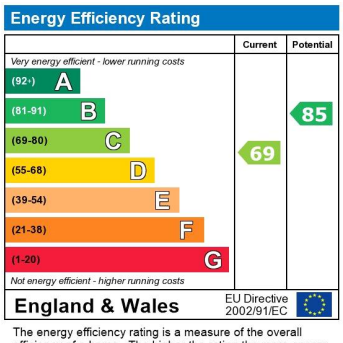
Approx. 78.0 sq. metres (840.0 sq. feet)



Total area: approx. 78.0 sq. metres (840.0 sq. feet)

This floorplan is for illustrative purposes only and all measurements are approximate.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.