



Middlebrook Crescent, Bradford

OIRO £199,950 Freehold

Well-positioned three-bedroom semi-detached home with spacious living accommodation, fitted kitchen and brand new contemporary shower room. Offering off-road parking, low-maintenance gardens and excellent potential to modernise, in a popular residential location.

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PROPERTY LTD

A well-positioned three-bedroom semi-detached home offering generous accommodation, a brand new bathroom and excellent potential for buyers looking to put their own stamp on a property.

The ground floor provides a spacious living room with plenty of natural light, along with a fitted kitchen offering a good range of storage and workspace. While some areas would benefit from modernisation, the property has been well maintained and provides a great opportunity to create a home to individual taste.

To the first floor are three bedrooms, including two comfortable doubles and a further single bedroom, together with a recently installed shower room finished in a contemporary style with a walk-in shower.

Externally, the property benefits from low-maintenance gardens, useful outdoor seating areas and off-road parking. Situated in a popular and established residential location, the property would make an excellent choice for families, first-time buyers or anyone seeking a home with scope to update and add value.

Council Tax Band: C (Bradford Metropolitan District Council)
Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Front Garden, Rear Garden

Kitchen

A bright and practical fitted kitchen offering a good range of wood wall and base units with complementary work surfaces and tiled splashbacks. There is ample storage and preparation space, together with room for a range of appliances.

A large window to the rear brings in plenty of natural light and provides a pleasant outlook over the garden. The kitchen also includes a sink and drainer, freestanding cooker and space for laundry appliances, making it a functional everyday space with scope for further modernisation.

Living room

A spacious and versatile living room offering plenty of room for a range of seating and furniture. A large front-facing window allows in plenty of natural light, while the feature fireplace creates a focal point to the room. The accommodation also provides space for a dining room area towards the rear, with doors opening out to the garden, making it a practical and sociable living space with scope for modernisation.

Bedroom 1

Bedroom one is a generous double bedroom with plenty of space for a range of freestanding furniture. A large window provides excellent natural light, while the room is neutrally decorated and offers a comfortable main bedroom with scope to personalise to individual taste.

Bedroom 2

Bedroom two is another good-sized double bedroom with plenty of space for a range of freestanding furniture. A large window allows in plenty of natural light, while there is plenty of space for freestanding wardrobes and furniture. The room offers good proportions with scope for cosmetic updating to suit individual taste.

Shower Room



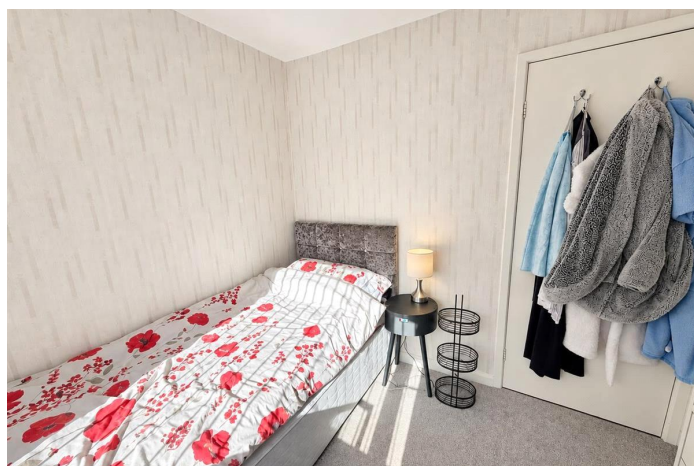
A brand new shower room, installed less than a week ago, finished in a smart contemporary style. Features include a generous walk-in shower with glass screen and rainfall-style shower, WC and hand was basin with mirrored storage above. Modern wall finished and bright window complete the fresh, newly fitted space.

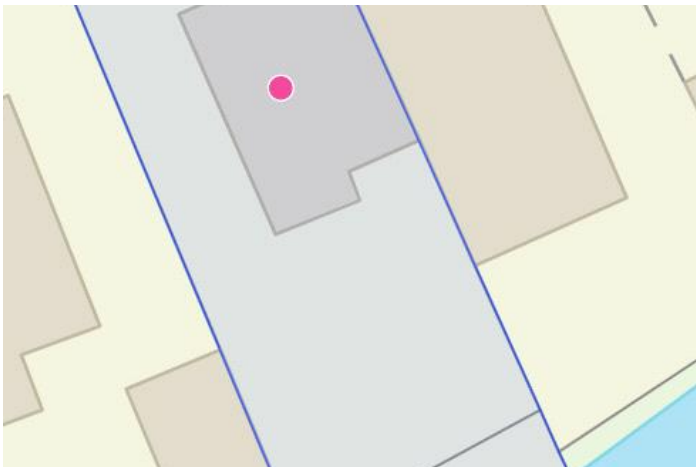
Bedroom 3

Bedroom three is a bright single bedroom, ideal for a child's room, guest bedroom or home office. A good-sized window provides plenty of natural light, while there is space for a single bed and additional freestanding furniture.

Outside

To the exterior, the property benefits from a driveway providing off-road parking, together with a low-maintenance front garden with mature hedging and planted areas. To the rear is a generous and well-established garden with a mixture of pebbled and paved areas, planted borders and space for outdoor seating and entertaining. The garden enjoys a pleasant leafy outlook, with mature trees and stream running beyond the boundary, creating an attractive and more secluded setting.





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.

RENT-A-HOUSE:

Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

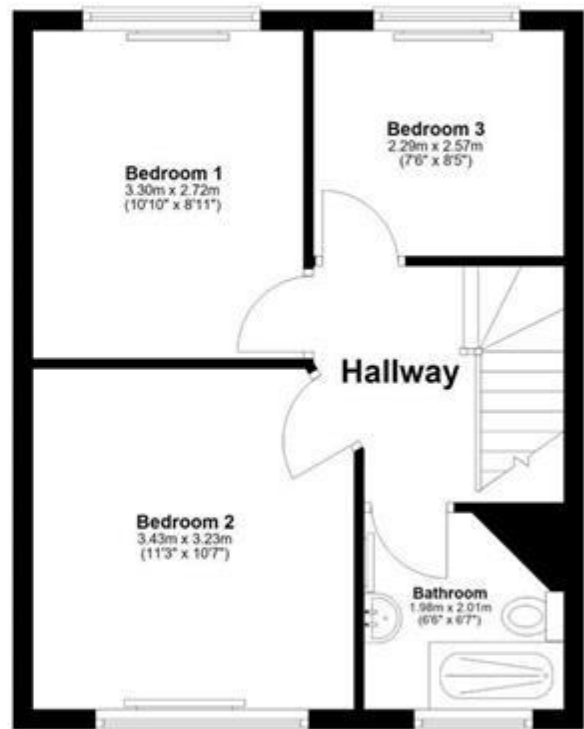
Ground Floor

Approx. 36.9 sq. metres (397.7 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.7 sq. feet)



Total area: approx. 73.5 sq. metres (791.3 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	71
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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/fitings 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.