



Templars Way, Bradford

£227,500 Freehold

Spacious three-bedroom semi-detached home offering a generous living room, modern fitted kitchen, utility area, family bathroom and versatile loft room. Externally benefiting from a driveway, garage and a good-sized rear garden with lawn, patio and raised decking area.

Driveway | Early Viewing Advised | Enclosed Rear Garden | Garage | Ideal Family Home | Loft Space | Off Road Parking | Three Bedroom Semi Detached |

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Situated in an established residential setting, this three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for growing families and buyers looking for a property with plenty of potential.

The property features a generous living room with attractive feature wallpaper, a large window allowing natural light to fill the space and ample room for comfortable seating. The fitted kitchen offers a range of modern dark units, contrasting worktops, tiled splashbacks and integrated cooking appliances providing a practical space for everyday family living.

The accommodation also benefits from useful utility area, offering additional storage and space for laundry appliances. To the first floor are three bedrooms, including a spacious master bedroom with fitted wardrobes, alongside two further bedrooms suitable for guests or home working. A family bathroom completes the first-floor accommodation, featuring a white suite bath and shower facilities.

A further loft room provides valuable additional space, benefiting from roof windows, sloping ceilings and useful versatility for storage or use as a home office space. Externally, the property enjoys a front garden and a driveway providing off-road parking, leading to a garage. To the rear is a good-sized garden featuring lawned areas, paved patio seating spaces and a raised decking area, offering plenty of room for outdoor relaxation and family activities.

Council Tax Band: C (Bradford Metropolitan District Council)

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Front Garden, Rear Garden

Living room

A spacious and welcoming living room featuring an attractive feature wall, modern lighting and large windows to both the front and rear allowing plenty of natural light to fill the space. Offering ample room for comfortable seating and family relaxation, this versatile room provides an ideal setting for both everyday living and entertaining.

Kitchen

A modern fitted kitchen featuring a range of sleek dark wall and base units, contrasting worktops and stylish tiled splashbacks. The kitchen benefits from a built-in oven, gas hob with extractor hood, stainless steel sink and space for appliances. A window allows natural light to fill the room, while a separate utility space provides additional storage and plumbing for a washing machine.

Bedroom 1

A spacious and well-presented double bedroom featuring a large window allowing plenty of natural light to fill the room. Benefitting from fitted wardrobes with sliding mirrored doors, providing excellent storage space, alongside attractive feature wallpaper and ample room for additional furniture.

Bedroom 2

A good-sized third bedroom featuring colourful striped wallpaper and a large window plenty of natural light into the room. Offering space for a single bed and additional furniture, this versatile room would be ideal as a child's bedroom, guest bedroom or home office.

Bathroom

A contemporary family bathroom featuring a modern white three-piece suite comprising a panelled bath with shower



over, hand wash basin and WC. Finished with stylish dark tiles, decorative mosaic detailing and chrome fittings. A frosted window provides natural light and privacy.

Bedroom 3

A cosy third bedroom featuring colourful wallpaper and space for a single bed and storage furniture.

Loft room

A spacious and versatile loft room featuring sloping ceilings and roof windows allowing plenty of natural light into the space. Finished with fitted carpeting and neutral decor, this useful additional area offers excellent potential for storage or home office.

Outside

Externally, the property benefits from a lawned front garden with mature hedging and a paved pathway leading to the entrance. A generous block-paved driveway to the side provides off-road parking and access to a detached garage. To the rear is a spacious garden featuring a lawned area, mature trees and established hedging, alongside a paved patio and raised decking, providing ideal spaces for outdoor seating, entertaining and family enjoyment.

Disclaimer

Please note that some photographs have been digitally enhanced for marketing purposes, including adjustments to lighting and the removal of personal belongings, furniture and other items. Images are for illustrative purposes only.



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.

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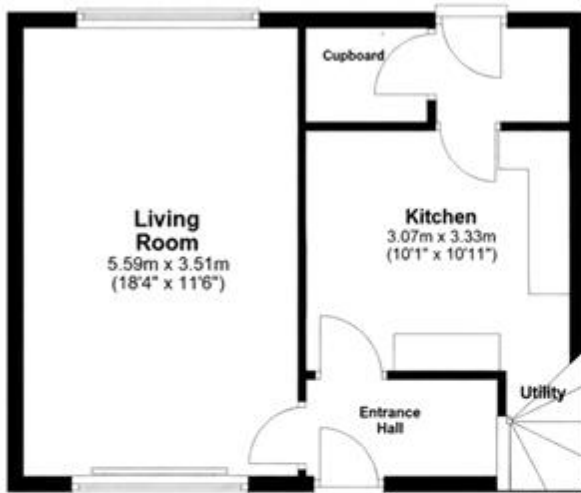
The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties. Members of the Buyers Club stay ahead of the competitive market by viewing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

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Ground Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



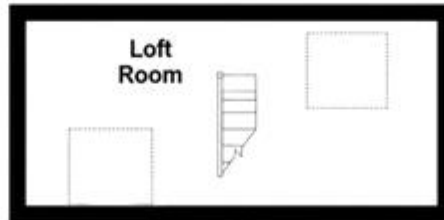
First Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



Second Floor

Approx. 13.1 sq. metres (141.3 sq. feet)



Total area: approx. 90.9 sq. metres (978.7 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		
A (92-)		
B (81-91)		
C (69-80)		
D (55-68)	60	70
E (39-54)		
F (21-38)		
G (1-20)		
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.