





Grayshon Drive, Bradford

OIRO £210,000 Freehold

A beautifully presented three bedroom semi-detached home featuring a spacious living room, modern fitted kitchen with dining area and contemporary bathroom. Boasting an enclosed rear garden with decked seating area, driveway and detached garage. Ready to move straight into!

Beautfully Finished Throughout | Close to Local Amenities | Driveway | Early Viewing Advised | Enclosed Rear Garden | Garage | Ideal Family Home | Ideal for First Time Buyers | Modern Kitchen | Neutral Decor Throughout | Three Bedroom Semi Detached |

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A beautifully presented three bedroom semi-detached home, offering stylish and well-maintained accommodation throughout, a modern kitchen, spacious living area and an attractive, enclosed rear garden. Complete with a driveway and detached garage, this property is ideally suited to a range of buyers looking for a home ready to move straight into.
Upon entering the property you are welcomed into a spacious and inviting living room, tastefully decorated in neutral tones and featuring a contemporary fireplace with an attractive wooden surround. A large front-facing bay window allows plenty of natural light to fill the room, whilst the staircase provides access to the first floor.
To the rear is a modern fitted kitchen, boasting a range of sleek, high-gloss wall and base units complemented by wood worktops and stylish tiled splashbacks. Integrated appliances include a gas hob with extractor hood above and an electric oven, with additional space for freestanding appliances. The kitchen also provides ample room for dining, making this a practical and sociable space. French doors open directly onto the rear garden, creating a lovely connection between indoor and outdoor living.
To the first floor, the property offers three bedrooms, each providing flexible accommodation for a growing family, guests or those working from home. The bedrooms are well presented, with neutral decor creating a bright and welcoming feel.
Completing the accommodation is a contemporary family bathroom, fitted with a modern white suite comprising a panelled bath with shower over and glass screen, a hand wash basin with vanity storage and a low-level WC. Stylish neutral tiling and wood flooring complete the room.
Externally, the property benefits from an attractive front garden with a lawn and established shrubs. A driveway runs alongside the property, providing off-street parking and leading to a detached garage.
To the rear is a thoughtfully arranged, enclosed garden featuring a lawn, raised timber planters and timber planters and steps leading down to a decked seating area. The garden offers a pleasant space for relaxing, outdoor dining and entertaining, whilst the fencing provides a good degree of privacy.

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









Entrance hall

The property is entered via a small, welcoming entrance hall.

Living room

The property boasts a spacious and beautifully presented living room, tastefully decorated in neutral tones with soft carpeting throughout. A large front-facing bay window allows an abundance of natural light to fill the room, creating a bright and welcoming atmosphere. A contemporary fireplace with an attractive wooden surround provides a lovely focal point, whilst the generous proportions offer ample space for comfortable seating and additional furnishings. A wooden staircase leads to the first floor, completing this stylish and inviting living space.

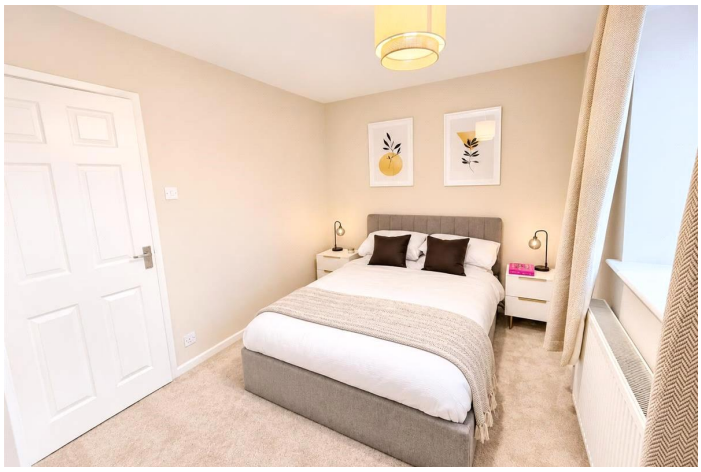
Kitchen

To the rear of the property is a beautifully presented, modern fitted kitchen, featuring a range of sleek, high-gloss white wall and base units complemented by wood worktops and stylish white tiled splashbacks. Integrated appliances include a gas hob with stainless steel extractor hood above and an electric oven, with additional space for freestanding appliances. The kitchen also benefits from a stainless steel sink with drainer, wood-effect flooring and a window allowing plenty of natural light into the room. There is ample space for a dining table and chairs, creating a practical and sociable space for everyday living. French doors open directly onto the rear garden, providing an attractive outlook and easy access to the outdoor seating area.



Master bedroom

The master bedroom is a spacious and beautifully presented double room, tastefully decorated in soft neutral tones with plush carpeting throughout. A front-facing window allows plenty of natural light to fill the room, creating a bright and relaxing atmosphere. The room offers ample space for a double bed and additional bedroom furniture, with fitted storage cupboard providing further practicality. Finished to a lovely standard, this is an inviting and comfortable space.



Bedroom 2

Bedroom two is a well-proportioned room, comfortably accommodating a double bed whilst still offering ample space for additional furniture. Tastefully decorated in neutral tonnes with soft carpeting throughout, the room benefits from a large window allowing plenty of natural light to flow in.

Bathroom

The modern family bathroom is beautifully presented, featuring contemporary beige wall tiling complemented by wood-effect flooring. A stylish three-piece suite comprises a panelled bath with overhead rainfall shower and glass shower screen, a low-level WC and hand wash basin set within a sleek vanity offering useful storage. A wall-mounted mirrored cabinet provides additional storage, whilst a frosted window allows natural light to fill the room.

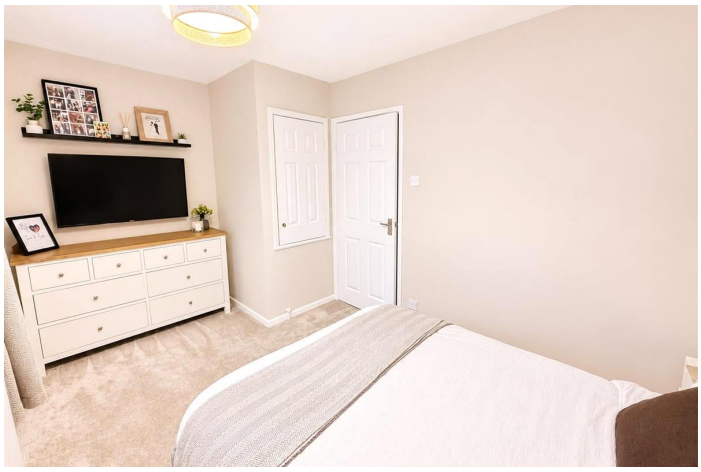


Bedroom 3

Bedroom three is a beautifully presented single bedroom, currently utilised as a dressing room. Decorated in soft neutral tones with complementary carpeting, the room benefits from a window allowing plenty of natural light. There is ample space for freestanding furniture, making this a versatile room that could easily be adapted to suit a variety of needs, including a nursery, home office or single bedroom.

Outside

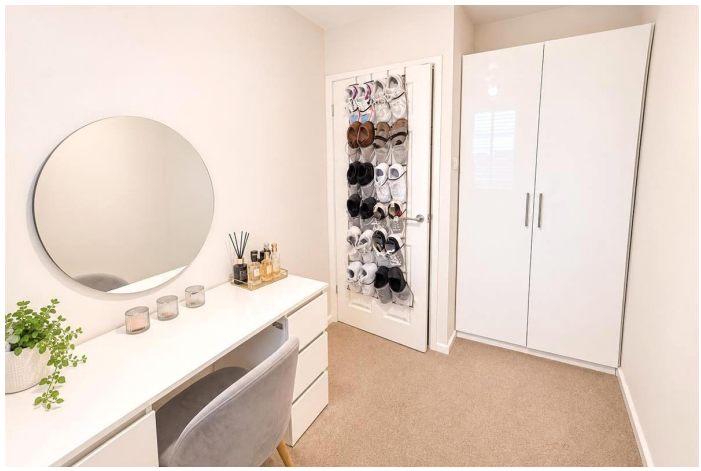
Externally, the property boasts an attractive stone-fronted exterior with a well-maintained lawned garden to the front, complemented by established shrubs and planting. A driveway runs alongside the property, providing off-road parking and leading to a detached garage.
To the rear is a beautifully landscaped, enclosed garden, thoughtfully designed for low-maintenance living and outdoor entertaining. Arranged over two levels, the garden features an artificial lawn bordered by raised timber planters filled with established shrubs and greenery. Steps lead down to a spacious decked seating area, providing the perfect space for outdoor dining, relaxing and entertaining during the warmer months.



















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:

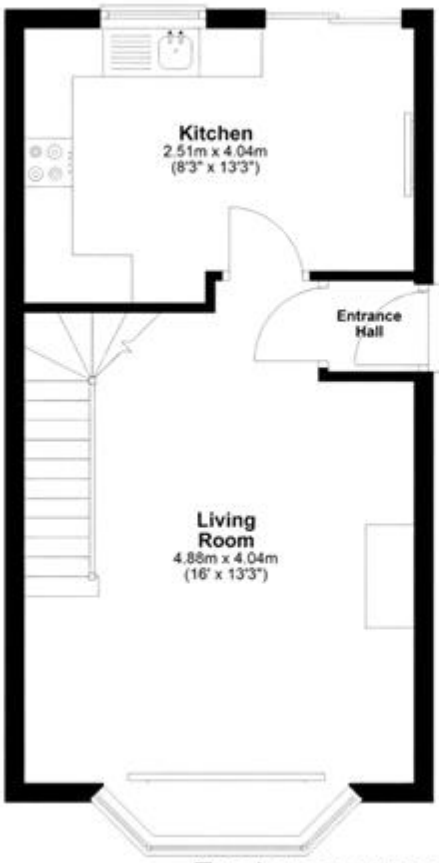
The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties. Members of the Buyers Club stay ahead of the competitive market by viewing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

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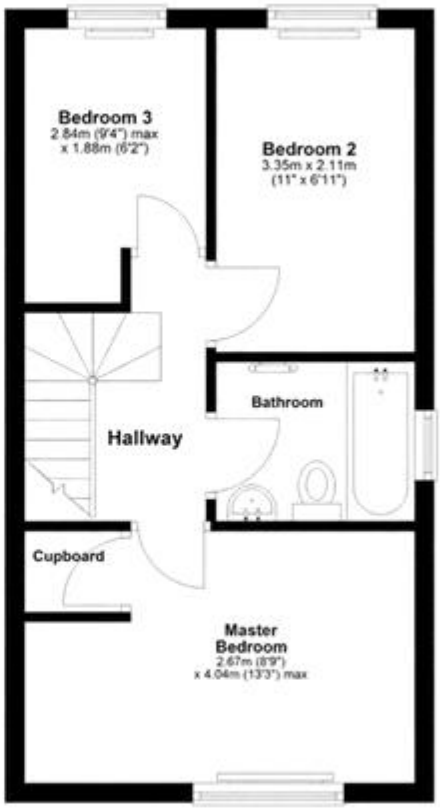
Ground Floor

Approx. 32.1 sq. metres (345.9 sq. feet)



First Floor

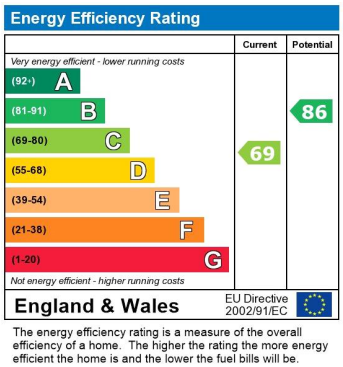
Approx. 32.0 sq. metres (344.9 sq. feet)



Total area: approx. 64.2 sq. metres (690.8 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.