

# Ornella's Estates

PROUDLY INDEPENDENT



56 Hall Road

, Bradford, BD2 2DZ

Price £170,000



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### INTRODUCTION

A Wonderful Opportunity – Ideal for First-Time Buyers, Investors or Those Looking to Downsize

This charming mid-terrace home enjoys a chain-free position and boasts beautiful long-distance views, making it a fantastic choice for a variety of buyers.

Stepping inside, you're welcomed by a spacious entrance hall, utility room, fabulous family lounge and dining area – the perfect space for relaxing or entertaining. The fitted kitchen completes the ground floor, offering practicality with scope to add your own touch.

Upstairs, the property offers three well-proportioned bedrooms and a house bathroom, providing comfortable and versatile living accommodation.

Outside, the front garden features steps leading to the entrance and is mainly laid to lawn with established shrubbery. To the rear, you'll find an enclosed garden, again mostly lawn with shrubs and a pebbled seating area, offering a private space to enjoy.

With its sought-after location, versatile layout, and no onward chain, this property is not to be missed.

### LOCATION

Enjoy the Best of BD2 Living

Nestled in the heart of BD2, this home offers access to a wide range of amenities, excellent schools and nurseries, and plenty of shops, cafés and restaurants to enjoy.

#### Education & Childcare

For families, Cavendish Primary School (Hall Road, Eccleshill) is nearby, offering a caring, friendly atmosphere and nursery provision for younger children. Other good local primary options include St Luke's CofE Primary School in Eccleshill, Wellington Primary School

(Dudley Hill Road), St Clare's Catholic Primary School in Fagley, and Swain House Primary School.

Nurseries & early years settings are also very well catered for: Sherwood Green Nursery in Eccleshill, and Kids Planet Eccleshill with indoor/outdoor play areas, are close by.

For everyday shopping there are a number of convenience stores: Tesco Express on Bolton Road, Premier on Harrogate Road, and smaller neighbourhood mini-markets.

For social and leisure time there are parks, local pubs and green spaces nearby — all adding to the sense of community and making it great for relaxed living

### HOW TO FIND THE PROPERTY

SAT NAV BD2 2DZ

### ACCOMMODATION

#### ENTRANCE HALLWAY

6'0" x 6'7" (1.85 x 2.03)

Offering an abundance of natural light and briefly comprising Upvc double glazed door and window to the front elevation. Double radiator. Stairs to first floor.

#### UTILITY / STORAGE ROOM

Always useful to have. Comprising worktop. Points for washing machine and dryer.

#### FAMILY LOUNGE/DINER

21'9" x 10'10" into recess (6.63 x 3.32 into recess)

Offering an abundance of natural light throughout and boasting fantastic views. Comprising Upvc double glazed windows to the front and rear elevations TV point. Two radiators.

#### FITTED KITCHEN

10'11" x 6'7" (3.34 x 2.03)

A lovely kitchen comprising Upvc double glazed window and door to the rear elevation. A wide range of wall and base units with laminate worktops over. Integral electric cooker, gas hob and stainless steel extractor fan. Points for dishwasher and fridge freezer. Combination boiler. Part tiled walls.

### FIRST FLOOR

## LANDING AREA

Comprising storage cupboard. Access to loft. Doors leading to:

### BEDROOM.1.

11'5" x 10'10" (3.50 x 3.32)

This is a lovely double bedroom comprising Upvc double glazed windows to the front elevation boasting lovely views. Radiator.

### BEDROOM.2.

10'11" x 10'4" (3.35 x 3.15)

Another lovely double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden. Radiator.

### BEDROOM.3.

7'5" x 7'1" (2.27 x 2.16)

A good size single comprising Upvc double glazed window to the rear elevation overlooking the garden.. Radiator.

## HOUSE BATHROOM

6'8" x 6'7" (2.04 x 2.03)

Comprising Upvc double glazed window to the rear elevation. Bath with electric shower over, vanity unit with built in wash hand basin. Low level w.c. Fitted cupboard. Part Tiled walls. Tiled flooring. Radiator. Extractor fan.

## OUTSIDE

### FRONT GARDEN

To the front there are steps leading to the front door. The front garden is mainly laid to lawn with shrubbery.

## REAR GARDEN

To the rear of the property there is an enclosed garden which is mainly laid to lawn to shrubbery with a pebbled area.

## ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

## MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

## PROPERTY OMBUDSMAN

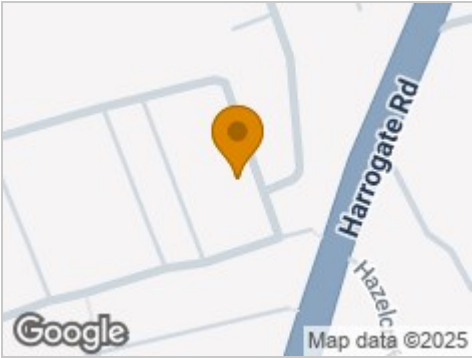
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

## BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



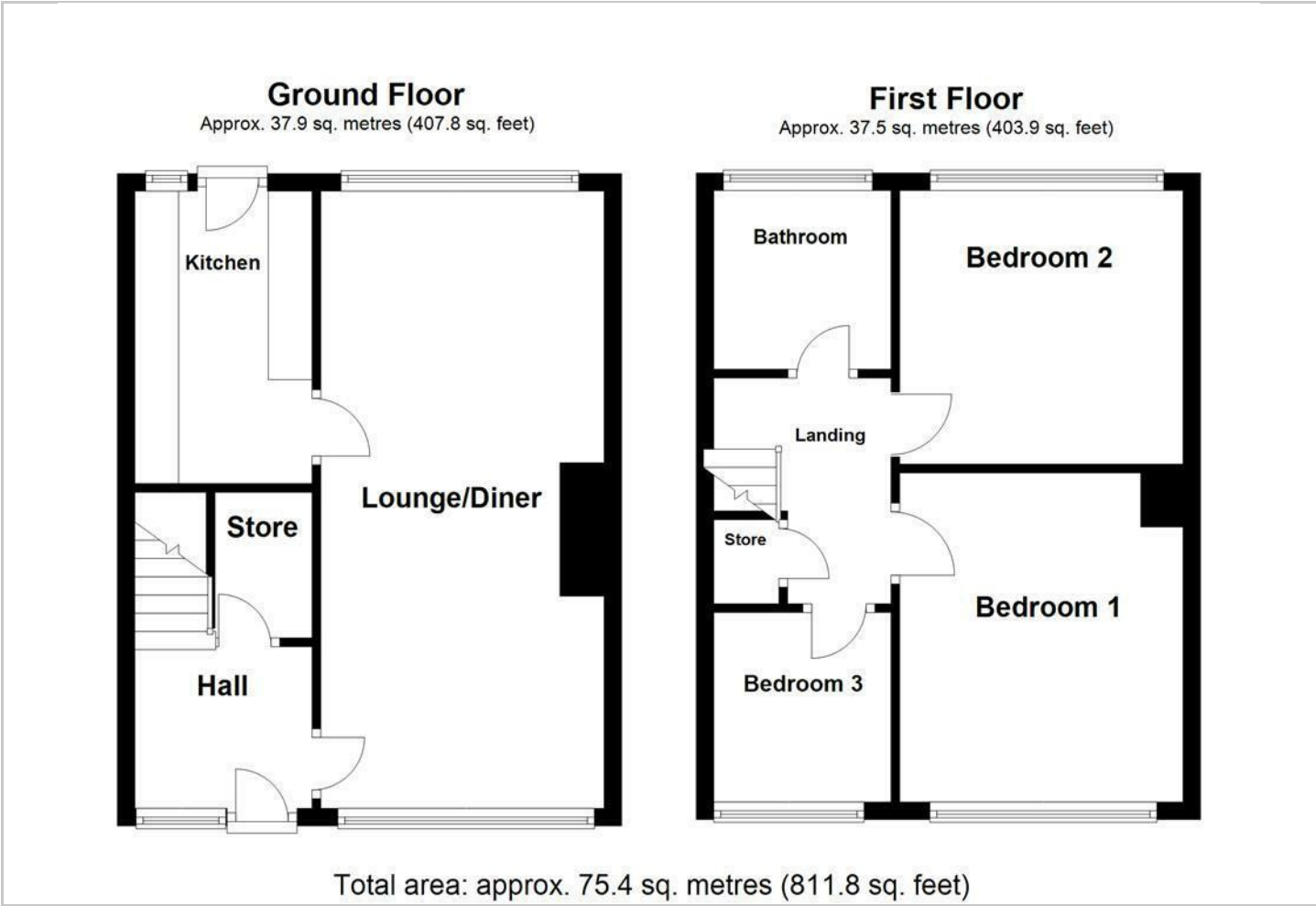
Hybrid Map



Terrain Map



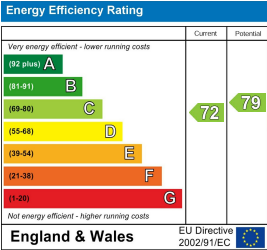
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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