



Mandale Road, Bradford, West Yorkshire, BD6 3JX

- *** OFFERED WITH NO CHAIN ***
- POSSIBLE GARAGE CONVERSION SUBJECT TO PLANNING
- MODERN KITCHEN & MODERN BATHROOM ROOM
- GAS BOILER INSTALLED SEPT 2024
- PARKING VIA DRIVEWAY AND APPROX. 13.7 METER GARAGE
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- MAIN LOUNGE AND SEPARATE DINING ROOM
- DOUBLE GLAZING - GAS CENTRAL HEATING
- GARAGE WITH MECHANICS PIT
- COUNCIL TAX BAND A - EPC RATING GRADE D

Offers In The Region Of £225,000



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Nestled on the charming Mandale Road in Bradford, West Yorkshire, this delightful three-bedroom semi-detached family home offers a perfect blend of comfort and potential. Spanning an impressive 1,229 square feet, the property boasts a spacious main lounge and a separate dining room, ideal for family gatherings and entertaining guests. The modern kitchen is well-equipped, making meal preparation a pleasure, while the bath room adds a touch of luxury to daily routines.



Constructed in the 1930s to 1950s, this home retains a sense of character while providing modern conveniences such as double glazing and gas central heating. A new gas boiler has been installed as of September 2024, ensuring efficient heating throughout the colder months. The property had a two storey extension completed in 2001 under council planning reference 01/02359/DEXFPM.

One of the standout features of this property is the garage, which includes a mechanics pit, offering potential for car enthusiasts or additional storage. The driveway provides ample parking for up to five vehicles, making it an excellent choice for families or those who enjoy hosting visitors.



With the possibility of converting the garage into additional living space, subject to planning permission, this home presents an exciting opportunity for those looking to expand their living area. The property falls under Council Tax Band A and EPC rating grade D, making it an economical choice for families.

In summary, this semi-detached house on Mandale Road is not just a home; it is a canvas for your family's future. With its spacious layout, modern amenities, and potential for expansion, it is a must-see for anyone seeking a welcoming family residence in Bradford.

The vendor has informed us that the property was rewired and new windows were installed in 2021.



Mandale Road, Horton Bank Top, Bradford, West Yorkshire, BD6 3JX



GROUND FLOOR

Hallway

Lounge
12'6" x 11'11"

Dining Room
15'0" x 7'10"

Kitchen
8'9" x 7'4"

FIRST FLOOR

Landing

Bedroom 1
13'1" x 10'9"

Bedroom 2
13'5" x 8'3"

Bedroom 3
10'1" x 9'2"

Bathroom
14'7" x 3'11"

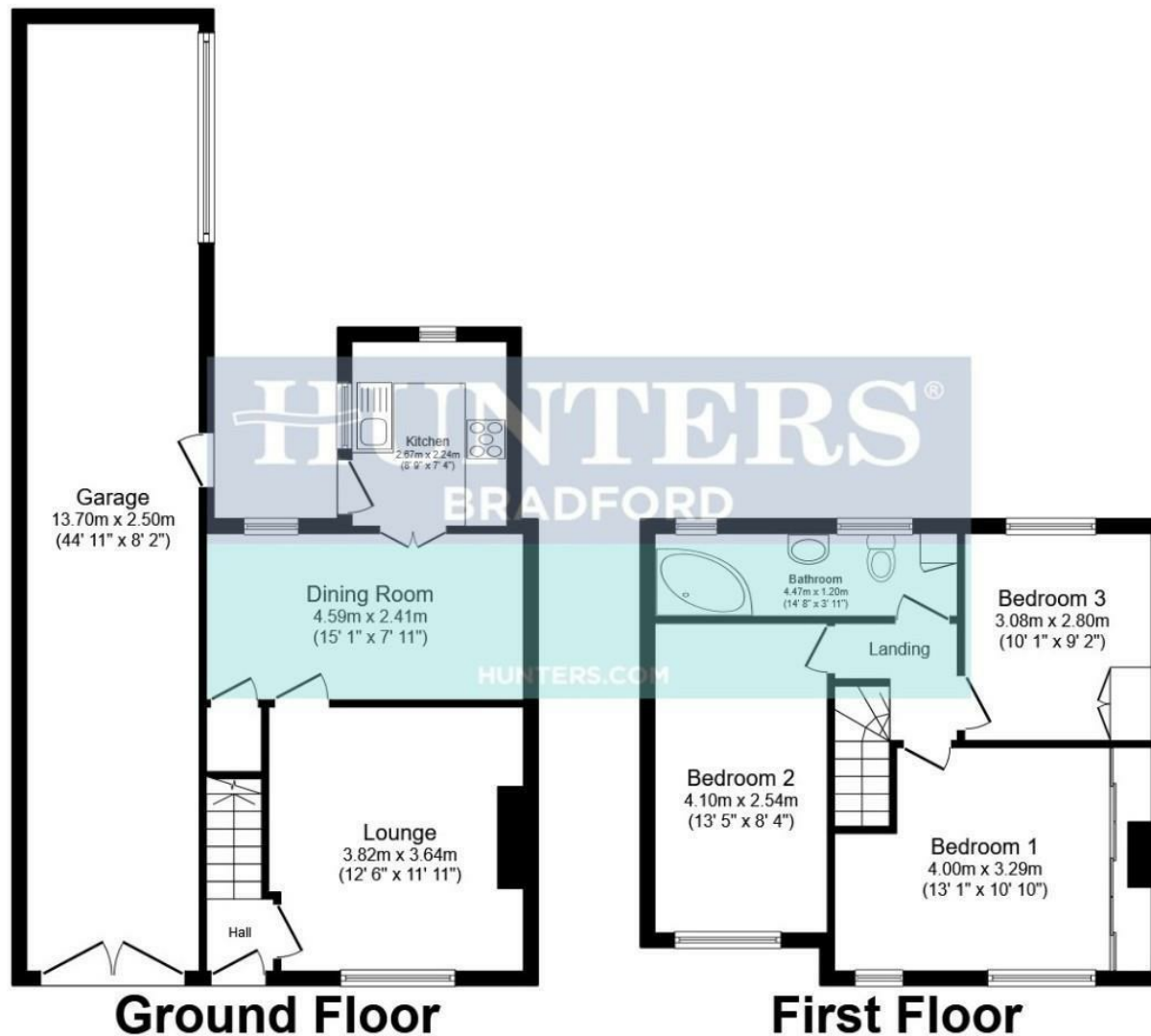
EXTERNAL

Front Garden

Rear Garden

Driveway

Extra Long Length Garage
44'11" x 8'2"



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings - Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

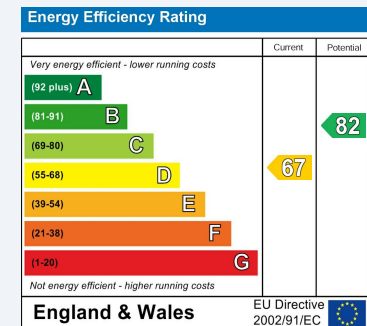
Valuations - For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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