



Ashbourne Crescent, Bradford, BD2 4AR

- *** NO CHAIN ***
- UTILITY PORCH
- PRIVATE FRONT GARDEN
- DRIVEWAY & GARAGE PARKING
- COUNCIL TAX BAND B
- TWO RECEPTION ROOMS
- CONSERVATORY
- REAR GARDEN WITH PATIO
- EPC GRADE C
- GOOD SIZE FAMILY GARDENS WITH POTENTIAL TO EXTEND FURTHER

Offers In Excess Of £175,000

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DESCRIPTION

HUNTERS BRADFORD PRESENTS - ASHBOURNE CRESCENT

A THREE BEDROOM SEMI-DETACHED FAMILY HOME SET ON A GOOD SIZE PLOT

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GROUND FLOOR

Enter into the hallway, there are stairs to the first floor and a door to the lounge. The lounge is well presented with fireplace and access to the kitchen. The kitchen has a range of both wall and base units, spotlights with integrated fridge freezer and doors to the utility porch and dining room. The dining room again is well presented and leads through to the rear conservatory. The utility porch has worktops, space for a dryer and washing machine, a door to the side of the property and a door to the cellar/storage area.



FIRST FLOOR

The landing is lit by a window and gives access to all three bedrooms and the family bathroom. Bedroom 1 is a double room with fitted wardrobes and overlooks the front of the property. Bedroom 2 is a double room overlooking the rear garden. Bedroom 3 is a single room. The bathroom is a three piece with bath (shower over), basin, WC, heated towel rail and tiled walls.



EXTERNAL

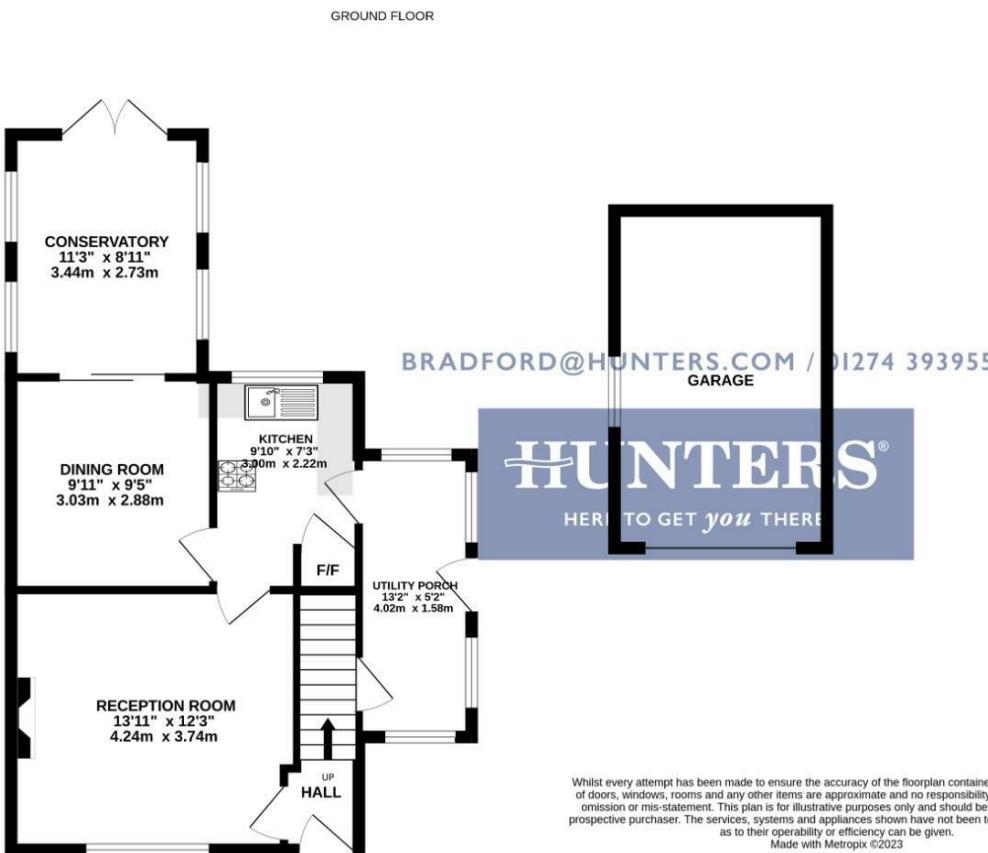
There is plenty of space here for a family with the hedgerows to the front, this gives additional privacy with a lawn and access to the driveway. To the rear is a patio area, lawn garden and access to the conservatory. Parking is provided by a driveway and single detached garage,



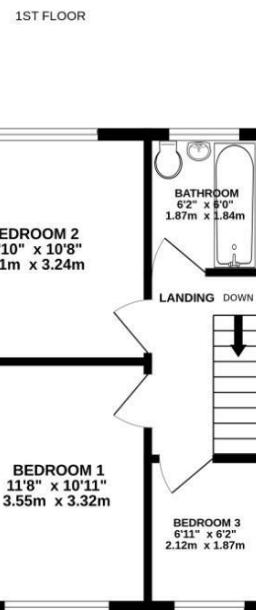
If your looking for a good sized family home with privacy and potential to extend this could be the home for you.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	
(81-91)	B	69	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

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