



## Dalecroft Rise, Bradford

- \*\*\* NO CHAIN \*\*\*
- TWO RECEPTION ROOMS
- SEPARATE WC
- DRIVEWAY & GARAGE PARKING
- COUNCIL TAX BAND D
- THREE BEDROOM DETACHED FAMILY HOME
- SPACIOUS RECEPTION ROOM TO THE FRONT
- GARDENS FRONT AND REAR
- EPC RATING D

**Offers In The Region Of £240,000**

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# Dalecroft Rise, Bradford

## DESCRIPTION

HUNTERS BRADFORD PRESENTS - DALECROFT RISE

THREE BEDROOM DETACHED FAMILY HOME LOCATED IN A POPULAR RESIDENTIAL AREA

OFFERED WITH NO CHAIN - TWO RECEPTION ROOMS - SPACIOUS RECEPTION ROOM TO THE FRONT - SEPARATE WC - GARDENS FRONT AND REAR - DRIVEWAY & GARAGE PARKING - POSSIBLE EXTENSION TO THE SIDE (SUBJECT TO PLANNING) - COUNCIL TAX BAND D - EPC RATING D

### GROUND FLOOR

Enter the property into the hallway, a light space giving access to both reception rooms, the kitchen, a handy storage cupboard and with stairs to the first floor. Reception room 1 is to the front and is approx. 21 sqm with a gas fire, this room has been extended to the front. The kitchen has a selection of both wall and base units, gas hob, oven and with plumbing for a washing machine. Reception room 2 is to the rear, currently used as a dining room with patio doors leading to the rear patio and garden.

### FIRST FLOOR

The first-floor landing is lit by a window, has a handy storage cupboard over the stairs and gives access to all three bedrooms, the bathroom and separate WC. Bedroom 1 is a double room overlooking the front with fitted wardrobes. Bedroom 2 is a double room overlooking the rear with fitted wardrobes, bedroom 3 is a single room overlooking the rear. The bathroom is a two piece with bath, basin and has a useful storage cupboard, next to the bathroom is the WC.

### EXTERNAL

This family home has garden areas to the front with an established garden to the rear, with patio and rear access to the garage. Parking is provided by a driveway to the side and a single garage.

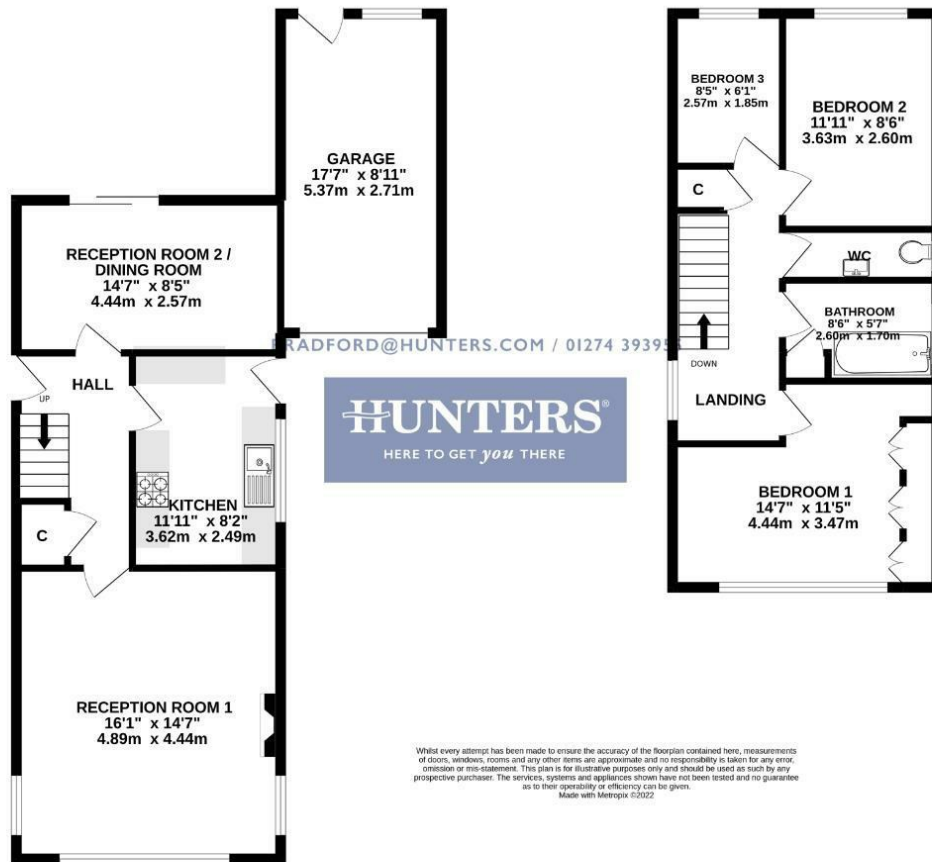






GROUND FLOOR

1ST FLOOR



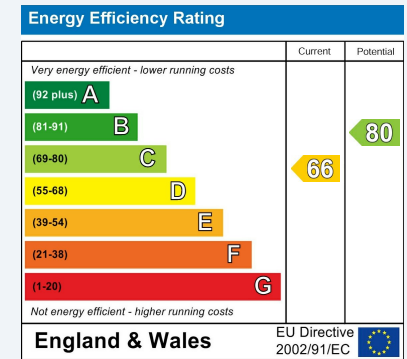
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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. Made with Metrepix 02022

## 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.

**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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