

12 Cooper Mews, Bradford

Bradford

Offers in Region of £230,000

Council Tax band: D

Tenure: Freehold

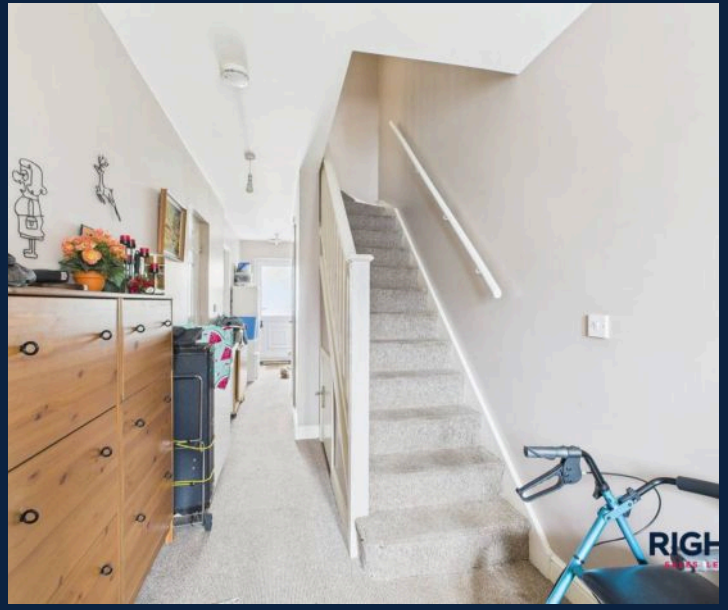
EPC Energy Efficiency Rating:

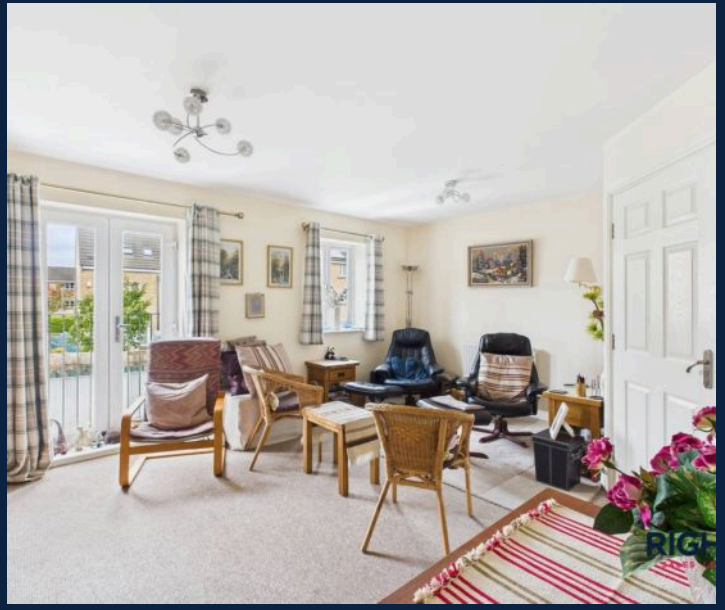
EPC Environmental Impact Rating:

- Sizeable mid town house arranged over three levels
- Four bedrooms, three shower rooms
- Large lounge with Juliet balcony, fitted dining kitchen
- Integral garage, driveway and garden
- Cul de sac position
- Ideal for a variety of purchasers









Ground floor

Reception Hallway
6' 3" x 28' 11" (1.91m x 8.82m)
With staircase rising to first floor level together with useful open utility area with outer rear door servicing the garden area. Doors off leading into Bedroom Four/Office, shower room and integral garage.

Bedroom
9' 7" x 8' 4" (2.93m x 2.54m)

Shower room
8' 4" x 3' 1" (2.55m x 0.94m)
Incorporating a walk in shower cubicle, pedestal hand wash basin and low level w.c.

First Floor

Landing

Living room
16' 6" x 14' 8" (5.02m x 4.46m)
A spacious living room which is located to the rear of the property and features twin door Juliet balcony.

Dining Kitchen
9' 10" x 13' 8" (3.00m x 4.16m)
Being equipped with an extensive range of fitted base and wall units together with counter worktop surfaces having an inset stainless steel sink unit. Integrated baseline electric oven, gas hob and extractor hood. Complimentary splashback tiling.

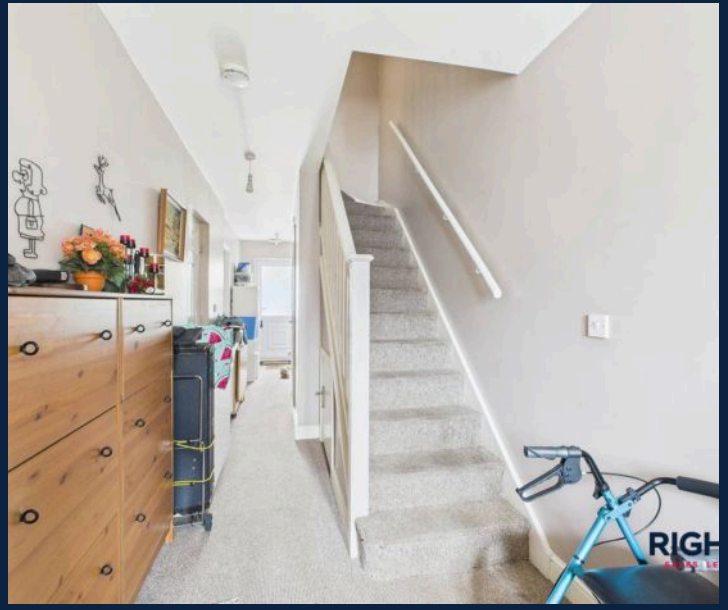
Second Floor

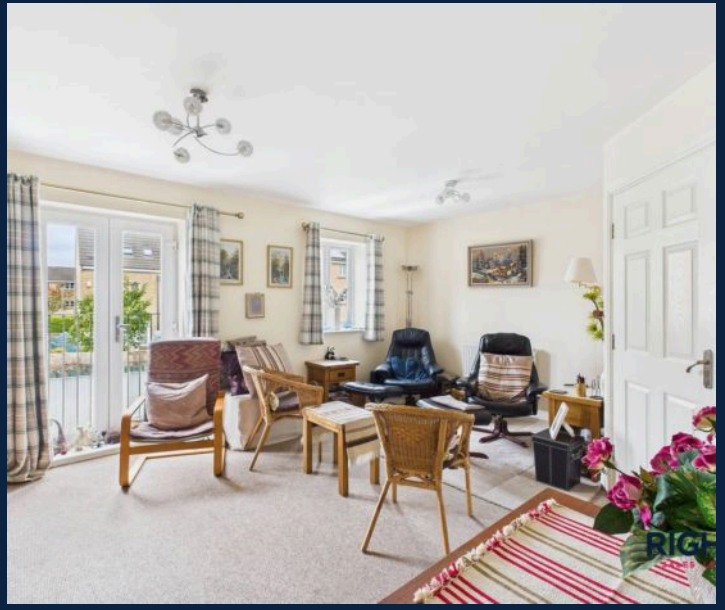
Landing

Bedroom
13' 4" x 9' 3" (4.06m x 2.81m)

En Suite Shower room
6' 2" x 5' 6" (1.88m x 1.68m)
Having a walk in cubicle, hand washbasin and w.c, skylight window.







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GARDEN

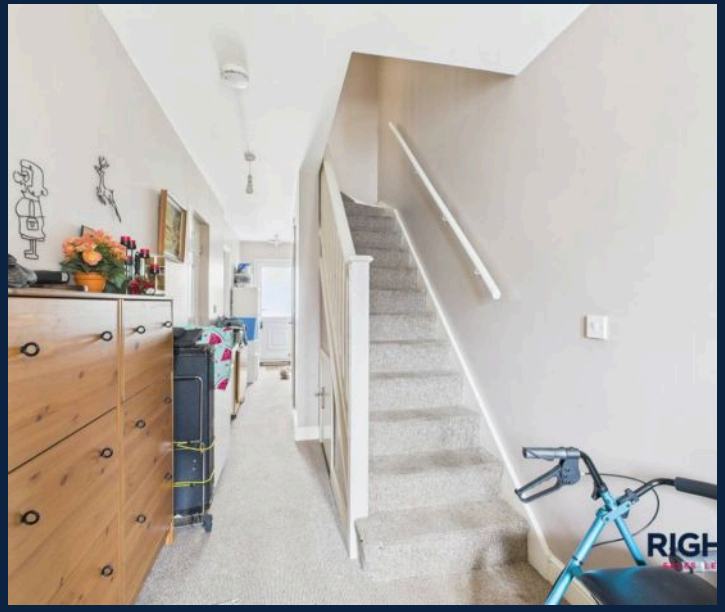
There is an enclosed garden to the rear of the property.

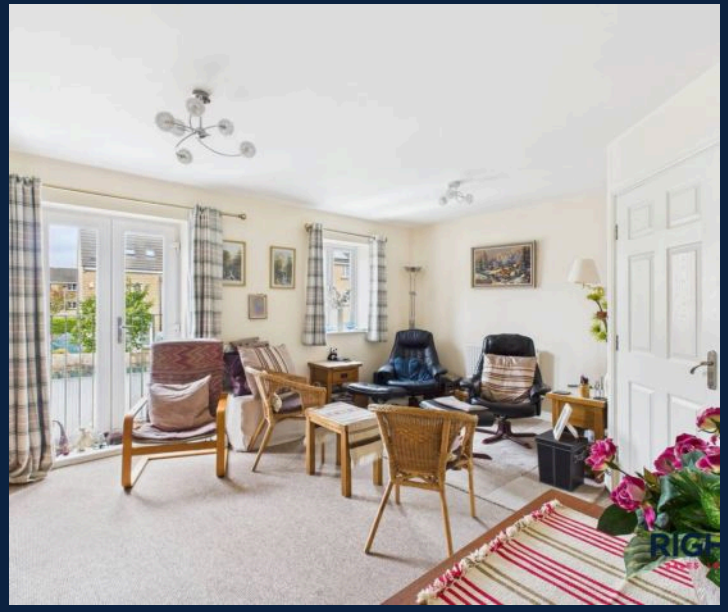
GARAGE

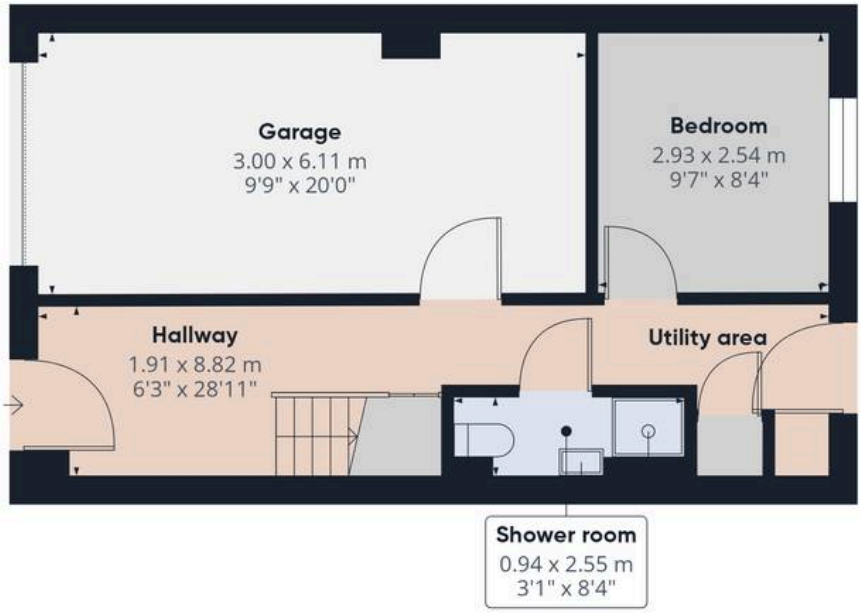
Single Garage

Driveway to frontage which in turn leads to an integral garage.





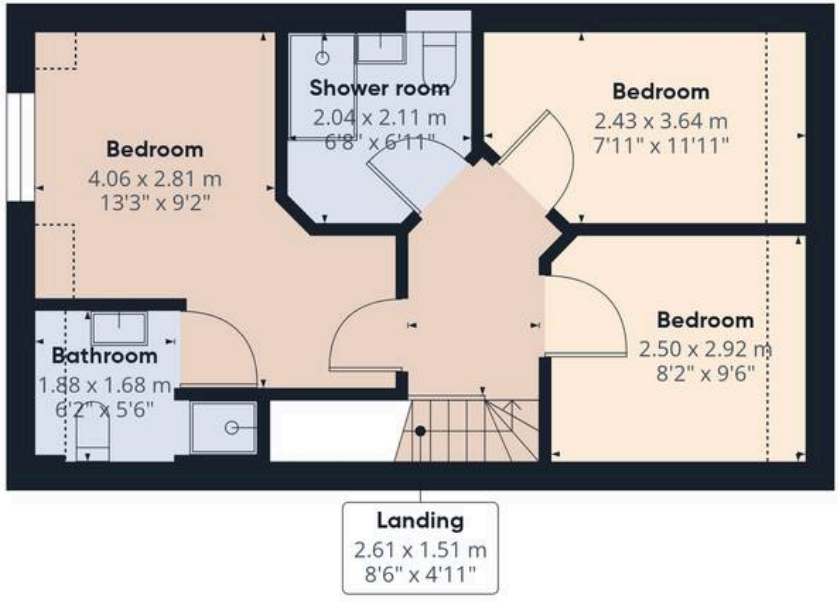




Floor 0



Floor 1



Floor 2

Approximate total area(1)

120.9 m²

1303 ft²

Reduced headroom

3.5 m²

37 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Righthaus Estate Agents

Righthaus Estate Agents, 208 High Street - BD6 1QP

01274 813500 • amanpreet@yourrighthaus.co.uk • www.yourrighthaus.co.uk/

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