44 Scott Street

Bradford

This charming two bedroom house offers an ideal opportunity for first time buyers or investors. Tucked away in a backwater position, the property offers a sense of seclusion with convenient access to a range of local amenities. The accommodation comprises an open plan living room and kitchen area to the ground floor whilst upstairs, there are two bedrooms and a combined bathroom with w.c. The cottage is rear facing, providing a quiet and private setting away from the main road. For those interested in exploring the layout further, a 3D tour is available for your convenience.

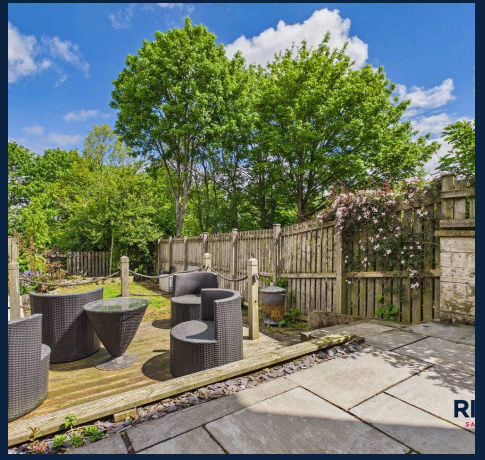
Outside, the property boasts a delightful garden that is perfect for enjoying outdoor living. The garden is well maintained and offers plenty of space for seating, dining, or cultivating plants. The garden creates a tranquil retreat, ideal for unwinding after a busy day or entertaining friends and family during warmer months. The location also provides easy access to local parks and green spaces, adding to the appeal of this inviting home. Early viewing is highly recommended.

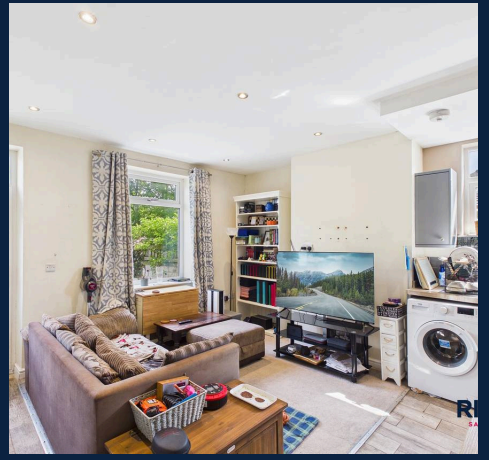
Council Tax band: A

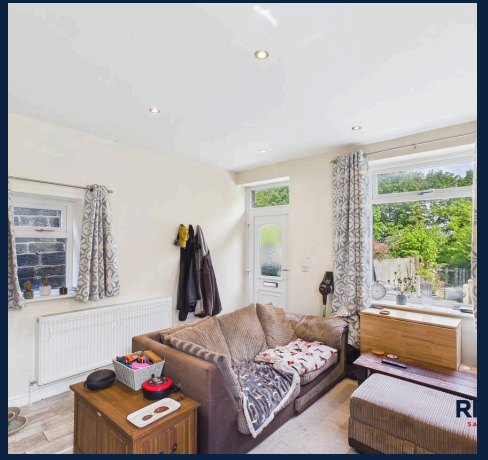
Tenure: Freehold

- Ideal first time purchase or investment opportunity
- Rear facing cottage with delightful garden
- Open plan Living room/kitchen area
- Two bedrooms, bathroom/w.c
- Backwater position yet close to many amenities
- 3D tour available









Ground Floor

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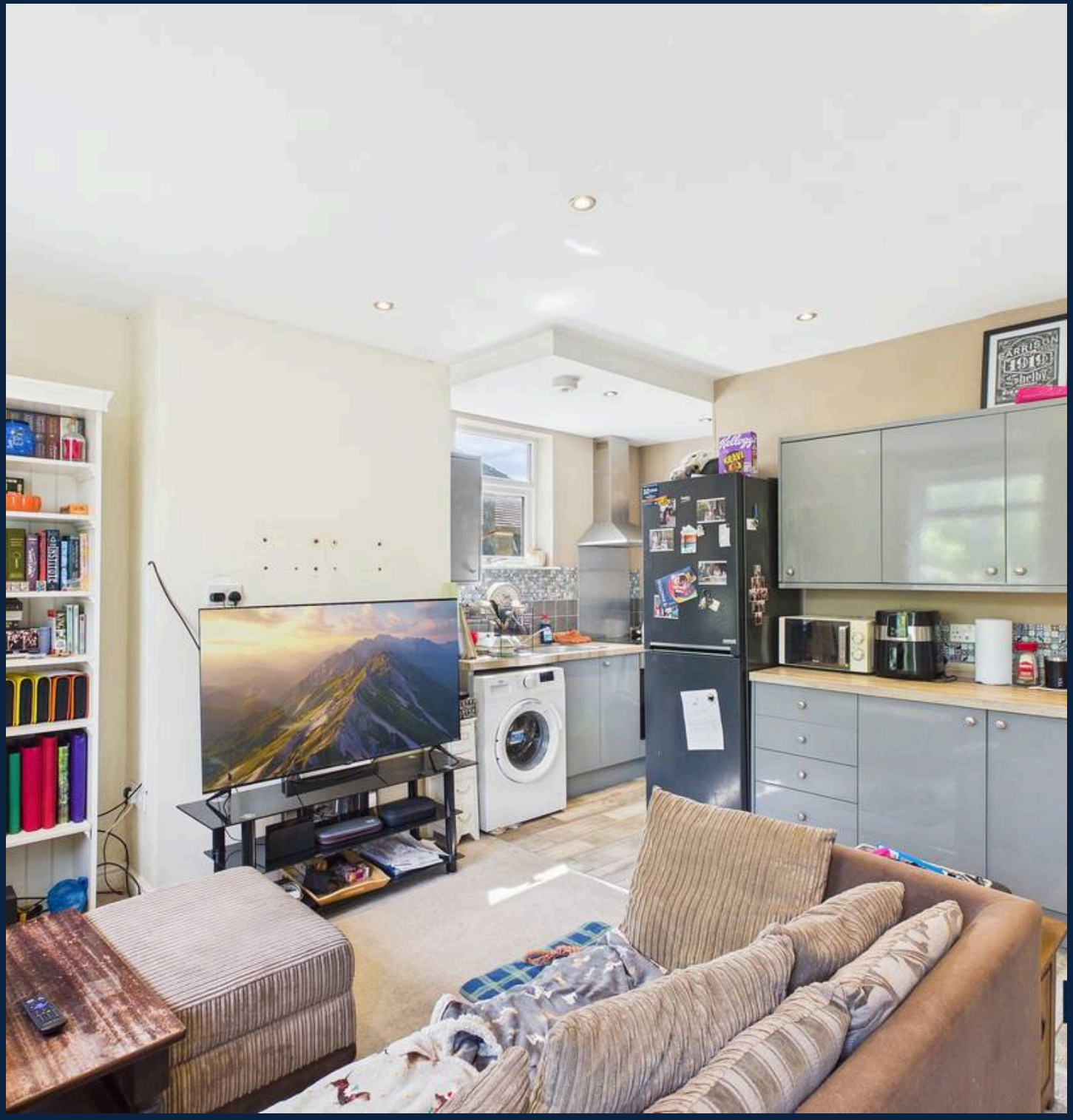
Open Plan Living Room/Kitchen
A generous main living space which offers lots of natural light via a half glazed reception door and window overlooking the frontage and further gable window. The kitchen area is presented with a range of contemporary high gloss fronted base and wall units together with counter work top surfaces with inset sink unit. Integrated baseline oven, ceramic hob with extractor over. Gable window. Door from lounge with staircase off rising to first floor landing.

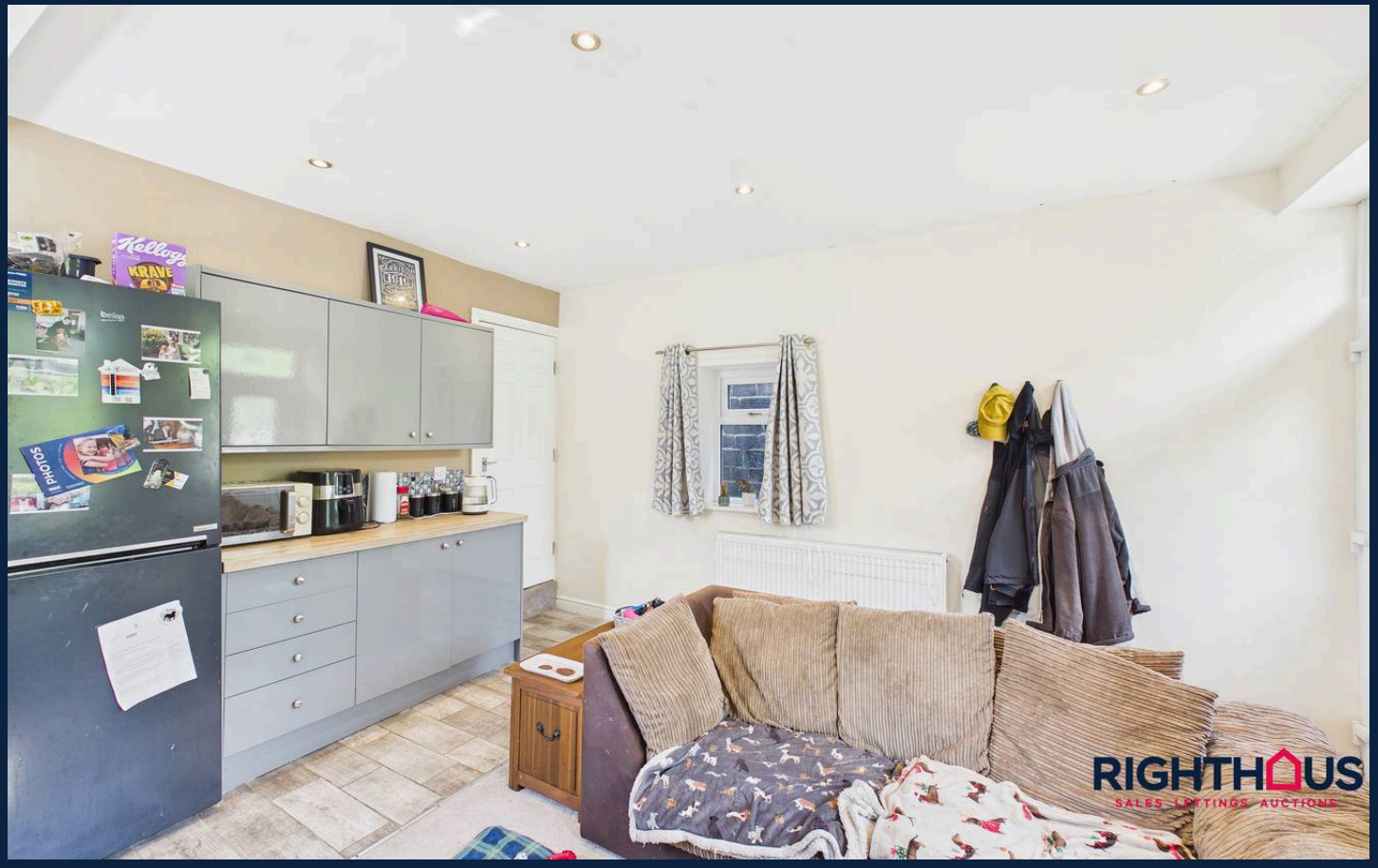
First Floor
With useful in built storage cupboards.

Bedroom
Double bedroom.

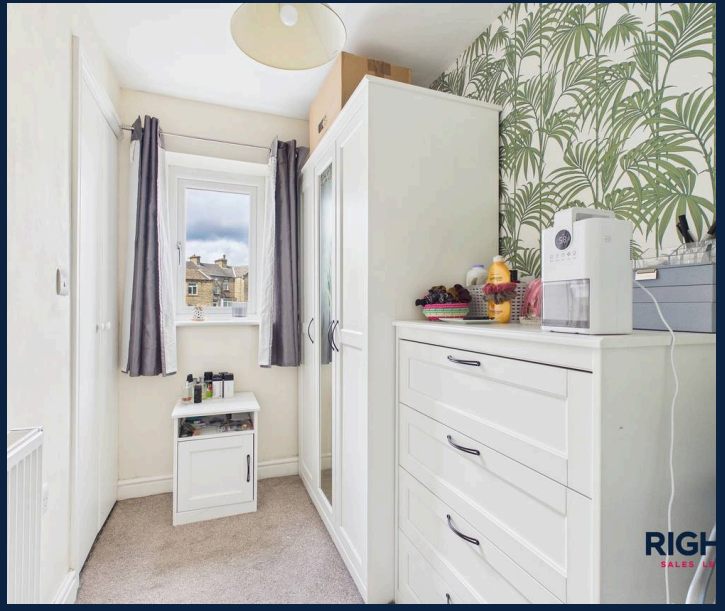
Bedroom
Single bedroom with in built storage cupboard.

Bathroom/w.c
Incorporating a three piece suite comprising a panelled rectangular bath, pedestal hand wash basin and low level w.c.









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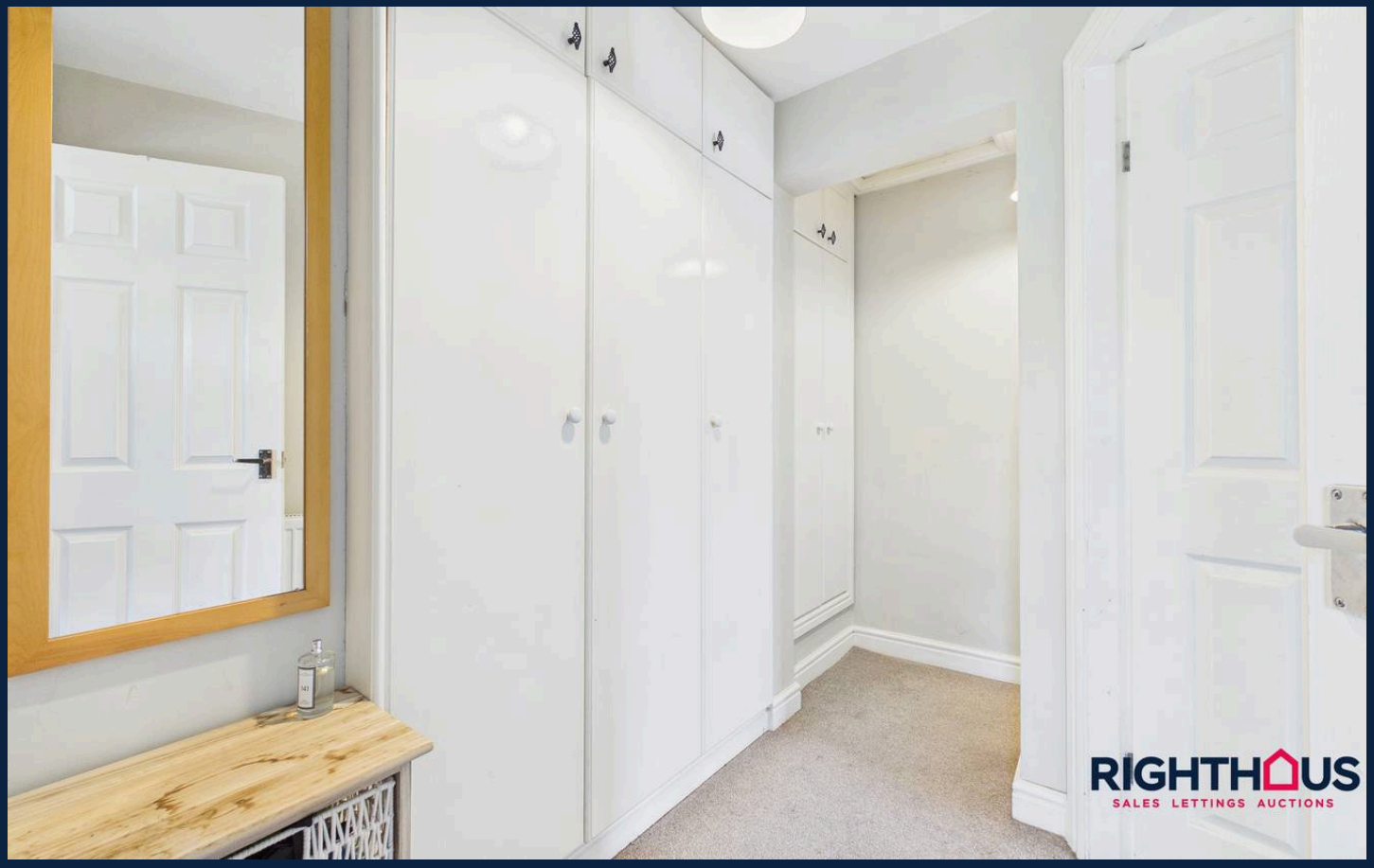
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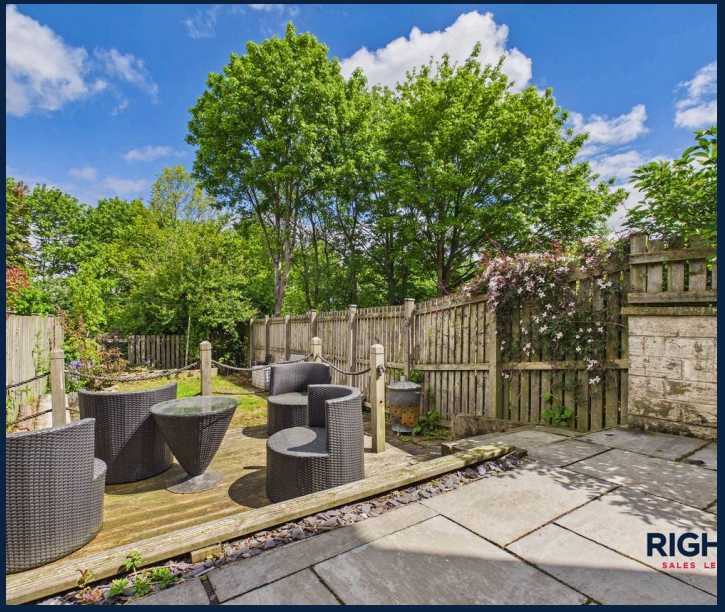
GARDEN

A real gem - a generously sized enclosed garden features a flagged patio decked area with lawn beyond. The garden offers a good degree of privacy for relaxation and entertainment.

ON STREET









Floor 0

Approximate total area(1)

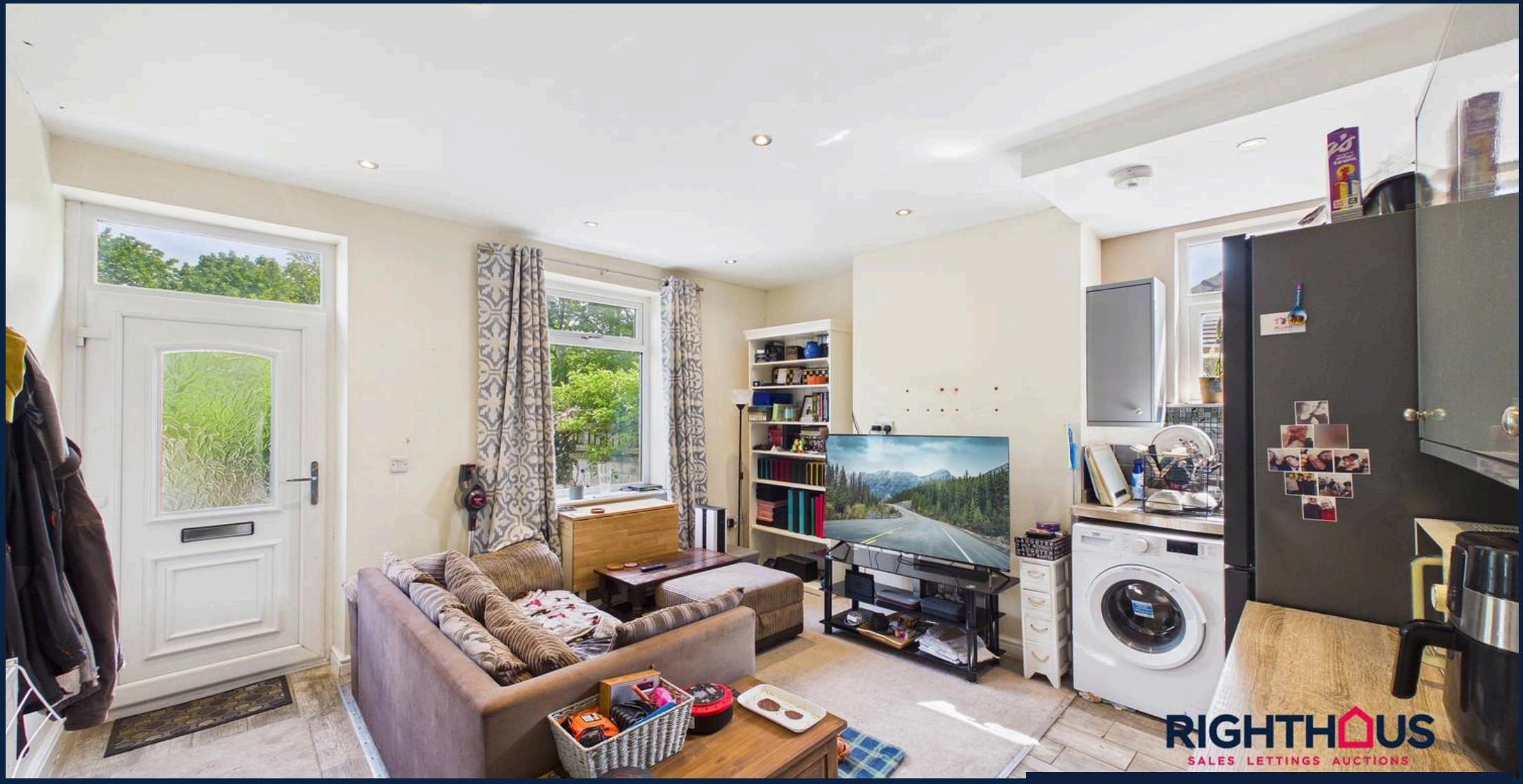
18.6 m²

200 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



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