

22 Dracup Road, Bradford

Bradford

Offers in Region of £139,950

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

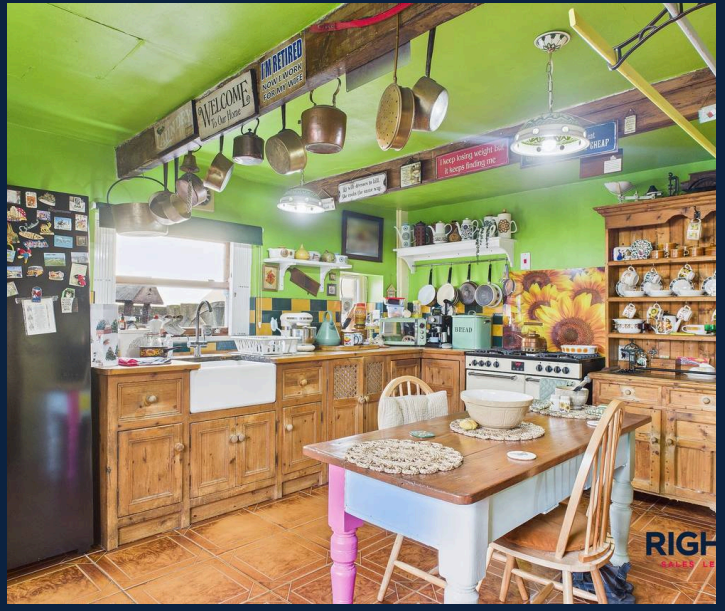
EPC Environmental Impact Rating:

- Delightfully appointed Grade 2 listed semi detached cottage
- Characterful period features coupled with modern appointments
- Lounge (with burner stove), sizeable dining kitchen
- 2 bedrooms (potential to sub divide main), modern shower room, patio garden
- Popular location close to many amenities
- Viewing considered essential!









Ground Floor

Entrance Lobby

With staircase rising to first floor and door into;

Lounge

A simply delightful, cosy living space with a focal point chimney breast housing a hearth mounted recessed stove and timber overmantle. Beamed ceiling. Door into;

Dining Kitchen

A generously proportioned warming cottage kitchen which affords a range of fitted timber fronted base units and counter worktop surfaces housing an inset enamelled pot sink and mixer tap over contrasting splashback tiling. Space for range type cooker. Ornate display fireplace with inlaid tiling, beamed celling and tiled floor. Useful pantry strorage off. Side outer access door.

First Floor

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Landing

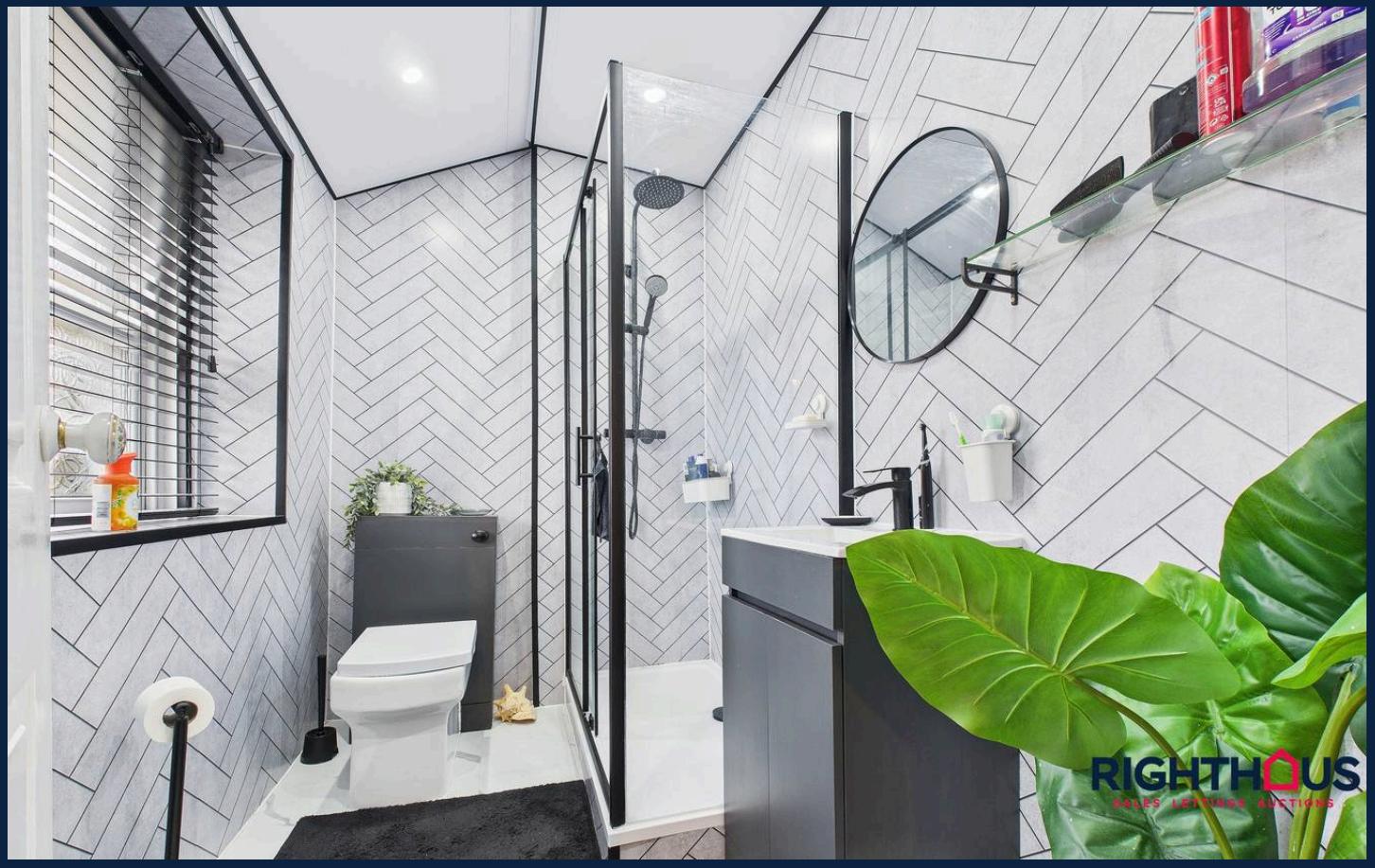
Providing access to all first floor rooms

Bedroom One

A particularly good sized main bedroom which may, potentially, sub divide to create two smaller bedrooms. Extensive in built wardrobes.

Bedroom Two

A good sized double bedroom which overlooks the rear.







Shower Room
Offering a contemporary suite comprising walk in cubicle with over head shower and attachment, vanity unit hand wash basin and conce3aled cistern w.c. Complimentary tiling.

Agent Disclaimer
Disclaimer Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents are obliged to undertake this process by law and we outsource this process to compliance partners Landmark who charge a fee for this service.

GARDEN

Enclosed garden to side and rear with patio area.

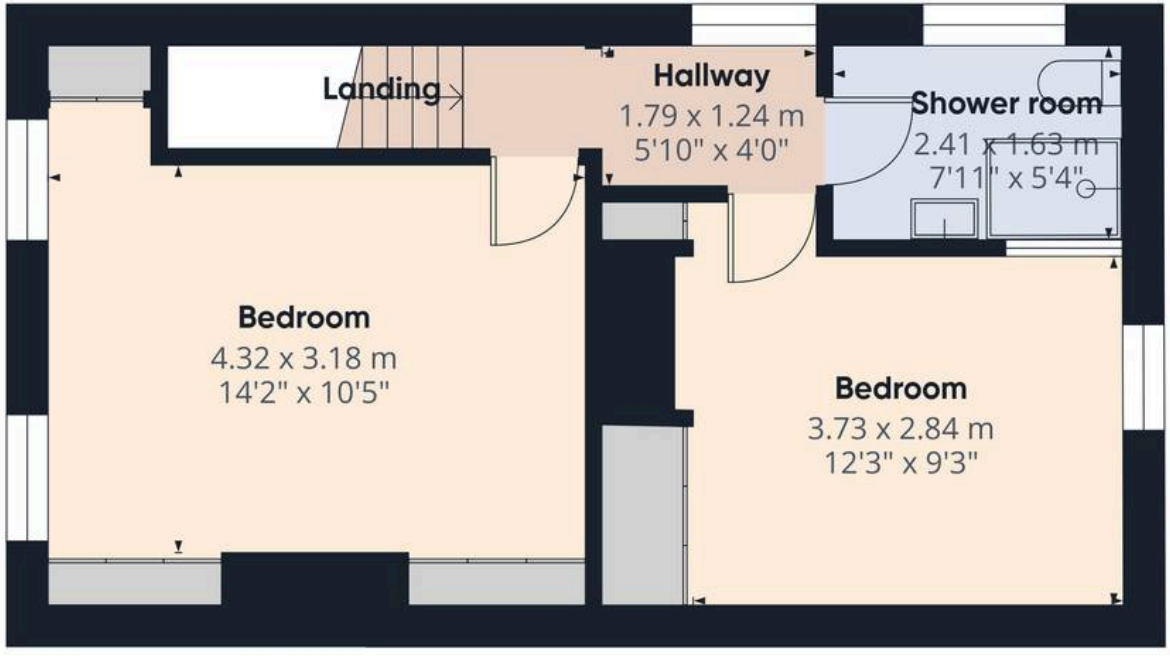








Floor 0



Floor 1



Approximate total area(1)

73.8 m²

794 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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