41 McMillan Gardens

Bradford

This most attractively presented semi detached house offers a spacious and versatile layout, ideal for family living. The property features a superb breakfast kitchen with modern fittings, providing an excellent space for both every-day meals and entertaining whilst a generous lounge is bright and welcoming, creating a comfortable area for relaxation. A sizeable conservatory addition adds further living space, perfect for use as a dining area or family room. The ground floor also benefits from a purpose built wet room addendum (an ideal addition for accessibility or guest use), enhancing the practicality of the home for a variety of users.
Upstairs, three ample bedrooms provide plenty of room for family members or guests together with a combined bathroom/w.c. Externally, there is tarmac driveway to the frontage whilst of particular note is the good sized rear garden which is predominantly laid to lawn and offers a good degree of privacy for relaxation.
The property previously had planning permission (now lapsed - Bradford Council planning portal ref; 17/05425/HOU) for a two storey extension, presenting a potential opportunity for future development, subject to necessary consents. This pleasing home is ready to move into and would suit buyers seeking a well maintained property with flexible accommodation and the potential to further enhance or expand.

Situated in a pleasant cul de sac location within close proximity of a number of local amenities and facilities together with arterial linkage, Low Moor rail station and the M606/M62 motorway network.

Council Tax band: B

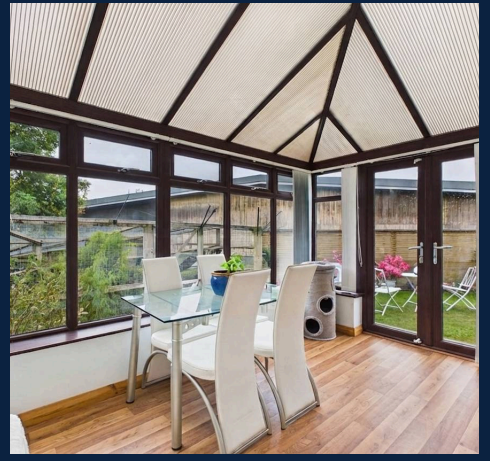
Tenure: Freehold

- Lapsed P/P for two storey ext



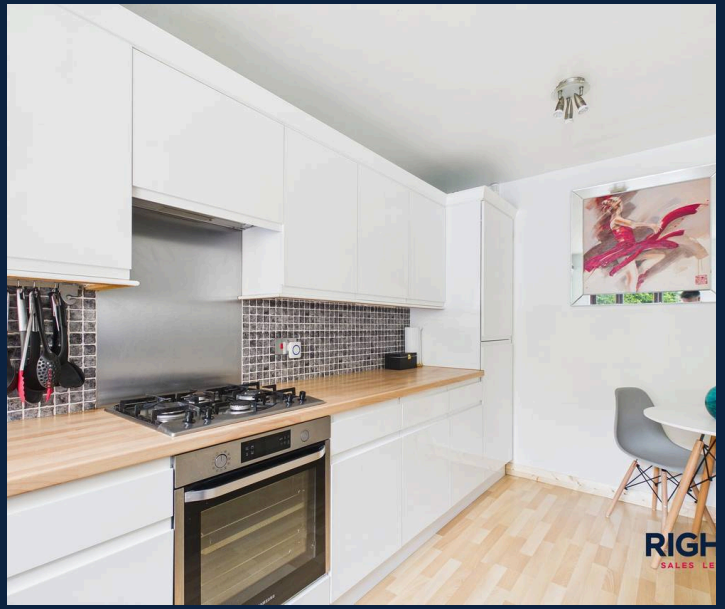












Ground Floor

.

Entrance Porch

uPVC reception porch with inner door leading into;

Hallway

With high gloss fronted door under stair storage , laminated floor covering. Staircase rising to first floor landing.

Wetroom

Fully tiled wet room with floor drainage. Wall mounted shower, pedestal hand wash basin and low level w.c.

Kitchen

Presented with a comprehensive range of fitted high gloss fronted base and wall units together with counter work top space with inset 1 1/2 bowl stainless steel sink unit. Base line integrated oven, gas hob and concealed extractor extractor fan. Inbuilt fridge/freezer.

Lounge

Occupying a position to the rear of the property, the well proportioned main living space and has continuation laminated floor covering and sliding door into;

Conservatory

Overlooking the rear with doors leading out on the garden.

First Floor

Landing area.

Bedroom

Double bedroom with fitted mirrored fronted wardrobes.

Bedroom

Double bedroom with fitted mirrored fronted wardrobes.

Bedroom

Ample third bedroom with deep fitted mirrored



Righthaus Estate Agents

Righthaus Estate Agents, 208 High Street - BD6 1QP

01274 813500

wibsey@yourrighthaus.co.uk

www.yourrighthaus.co.uk/

RIGHTHAUS
SALES LETTINGS AUCTIONS