

FOR SALE

Offers in Region of £350,000 Freehold



34 Haslingden Drive, Bradford, West Yorkshire. BD9 5HR

- Substantial Semi Detached - 5 Double Bedrooms
- Gas Central Heating - 3 Large Reception Rooms
- Downstairs W.C - Utility Room
- Basement Level which has an Additional Kitchen, Shower Room & 3 Further Good Sized Rooms
- Extensive Garden to Rear - Off Road Parking & Car Port to Front



PROPERTY DESCRIPTION

Substantial extended semi detached, situated off Toller Lane, close to Bradford Royal Infirmary. Situated over 4 floors and boasting spacious accommodation suitable for a large family. The basement level could be developed further to provide a separate ground floor flat, subject to the necessary planning consents.

Briefly comprises; entrance hall, downstairs W.C, three reception rooms, kitchen and flexible utility space to the ground floor. Additional kitchen, 3 further good size rooms and shower room to the lower ground floor. Three double bedrooms, shower room and separate w.c to the first floor. Two further double bedrooms to the second floor. Outside, there is a double width driveway to the front with car port and access down to the basement level to the front. Extensive lawned garden to the rear.

Internal viewing is essential to appreciate the size of the accommodation on offer.



ROOM DESCRIPTIONS

Entrance Hall

Part glazed entrance door and window to the front. Radiator, wall light points and stairs to the first floor.

Downstairs W.C

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Tiled floor and tiled walls. Window to the front and radiator.

Reception Room 1

Double glazed bay window to the front, radiators and wall light points. Coved ceiling. Living flame gas fire and stone fireplace.

Reception Room 2

Stained glass window to the front. Radiator and coved ceiling.

Kitchen

Modern range of high gloss grey base and wall units having a complementary work surface over. Stainless steel 1 1/2 bowl sink unit with mixer tap. Range style gas cooked with extractor hood. Part tiled walls. Built in microwave and built in dishwasher. Access to basement.

Reception 3

Double glazed door to the rear garden. Double glazed windows to the side and rear. Radiators, wall light points and gas fire. Double glazed door giving access to the car port.

Utility Room

A flexible space that could have a variety of uses. Part glazed entrance door and window to the front. Power and light and tiled floor. Gas boiler.

Basement Level

Basement

Kitchen: Modern kitchen having a range of light grey base and wall units and having a complementary work surface over. Stainless steel sink unit with mixer tap. Electric oven, electric hob and extractor hood. Plumbing for washing machine.

Room 1: Part glazed entrance door to the front. Electric wall heater. Radiator. Cupboard housing electric and gas meter.

Room 2: Double glazed window and door to the rear garden. Radiator, power and light.

Room 3: Double glazed window to the rear, electric wall heater and light.

Shower Room: 2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Step in shower.

This level could be converted to provide a self contained flat, subject to the necessary planning consents. It has already been separated for council tax purposes, making the council tax band A.

First Floor

Landing

Stained glass window to the side and walk in cupboard.

Bedroom 1

Window to the rear and radiator. Built in wardrobes and cupboards.

Bedroom 2

Window to the front and radiator.. Built in wardrobes.

Bedroom 3

Window to the front and radiator.

Shower Room

Pedestal wash hand basin and radiator. Step in shower cubicle with mains shower over. Double glazed window to the rear. Fully tiled walls and floor.

W.C

Low level w.c. Window to the side. Tiled floor and walls.

Second Floor

Landing

Large landing area having built in cupboards and sky light.

Bedroom 4

Double glazed dormer window to the front. Radiator. Sink unit and fitted cupboards.

Bedroom 5

Double glazed dormer window to the rear, radiator. Vanity sink unit and fitted cupboards.

Outside

Gardens

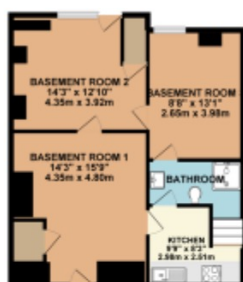
Tarmac driveway to the front proving a double width parking area for two cars. Carport and access down to the basement.

Extensive mainly laid to lawn rear garden having mature planting and rockery.



FLOORPLAN

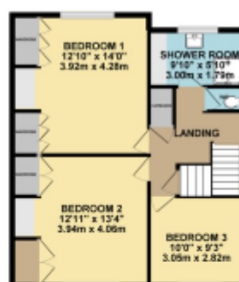
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.
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