



47 Kelmores Grove, Bradford

Bradford

£170,000

*** VIRTUAL TOUR *** THREE BEDROOM SEMI-DETACHED home with an ENVIABLE CORNER PLOT offering generous garden, & gated driveway.

Immaculate interiors with 3 bedrooms & 2 baths plus off-road parking.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- *** VIRTUAL TOUR ***
- LARGE ENVIABLE CORNER PLOT
- SEMI-DETACHED
- VERY WELL PRESENTED
- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- LARGE REAR GARDEN
- GATED DRIVEWAY





Hallway

Giving access to the Lounge, Kitchen, Utility room and first floor landing.

Lounge

21' 11" x 12' 10" (6.68m x 3.91m)

The lounge features French patio doors opening into the tranquil rear garden, which also allows for ample natural light to fill the space. It benefits from gas central heating, ensuring a cozy and comfortable atmosphere during colder months. The gas fire adds an extra touch of warmth and ambiance to the room and double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment.

Kitchen

9' 5" x 7' 9" (2.86m x 2.35m)

The kitchen is equipped with a variety of wall and base units, providing ample storage space. Additionally, there is a generous amount of workspace available. You will also find a convenient 1 bowl sink unit with a drainer, a gas hob, a electric oven, as well as the added comfort of gas central heating and double glazing.

Utility room

4' 4" x 4' 1" (1.32m x 1.24m)

The utility room is equipped with a variety of units, providing ample storage space. Additionally, there is a generous amount of workspace available. You will also find a convenient 1 bowl sink unit with a drainer, perfect for your washing needs. The room is already plumbed for an automatic washing machine and a condensing dryer, making laundry a breeze. Furthermore, the utility room features gas central heating and double glazing, ensuring a comfortable and energy-efficient environment.





Shower Room

4' 10" x 4' 4" (1.48m x 1.31m)

The shower room is tastefully adorned with elegant tiles, creating a visually pleasing atmosphere. It boasts a luxurious three-piece suite, consisting of a comfortable low level W.C., a stylish pedestal hand basin and a Shower cubicle. Furthermore, this delightful bathroom is equipped with the convenience of double glazing, providing both insulation and tranquility.

Stairs and landing

Giving access to the three bedrooms and house bathroom.

Master bedroom

11' 1" x 10' 6" (3.37m x 3.21m)

The bedroom boasts a lovely modern decor and is adorned with plush carpeting. It is equipped with the convenience of modern fitted wardrobes, as well as the comfort of gas central heating and double glazing.

Bedroom 2

11' 5" x 8' 4" (3.47m x 2.54m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

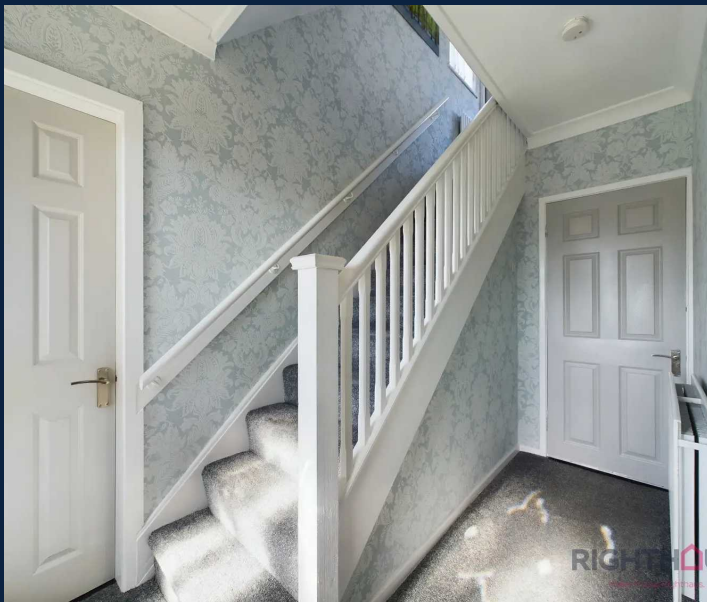
Bedroom 3

8' 4" x 8' 3" (2.54m x 2.51m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

Bathroom

7' 5" x 5' 5" (2.26m x 1.64m)



FRONT GARDEN

To the front of the property is a lawned garden with mature shrubbery and planting areas.

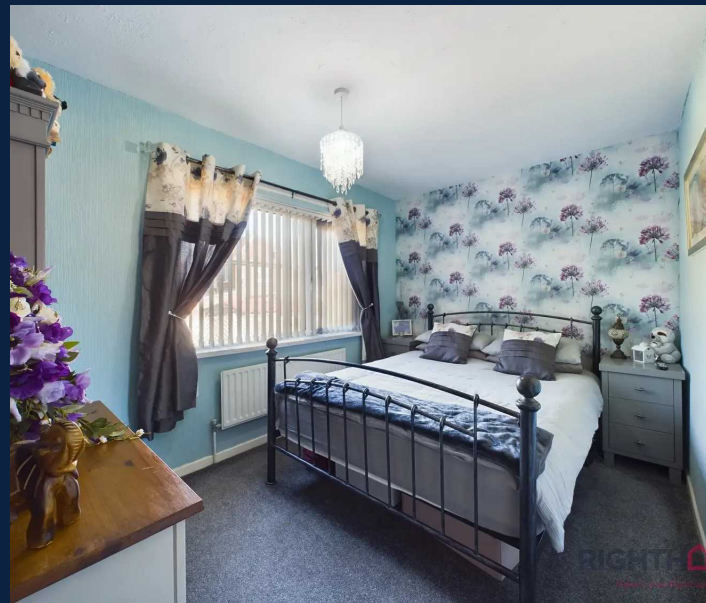
REAR GARDEN

To the rear of the property is a well proportioned garden including low maintenance stone chipped walk ways, mature shrubbery and planting areas, pond and an artificial lawn.

DRIVEWAY

1 Parking Space

Off road parking for a single car with gated access.







Floor 0

Approximate total area⁽¹⁾

767.33 ft²
71.29 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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