



**7 Middlebrook Hill, Bradford**

Bradford

**£159,995**

RIGHT

# 7 Middlebrook Hill

Bradford, Bradford

Welcome to this amazing 2-bedroom bungalow that has everything you're looking for, and more! Step inside and take a virtual tour to see for yourself. This traditional bungalow is situated on an enviable corner plot, giving you plenty of space to spread out and enjoy. And did we mention it's semi-detached? How cool is that?

Inside, you'll find two spacious bedrooms, perfect for a small family or a couple who just really like having extra space. The whole place has been well maintained and is just waiting for you to add your personal touch. And the best part? There's no onward chain, so you can move in and start living your best life right away. Oh, and did we mention it's priced to sell? Yeah, you don't want to miss out on this one!

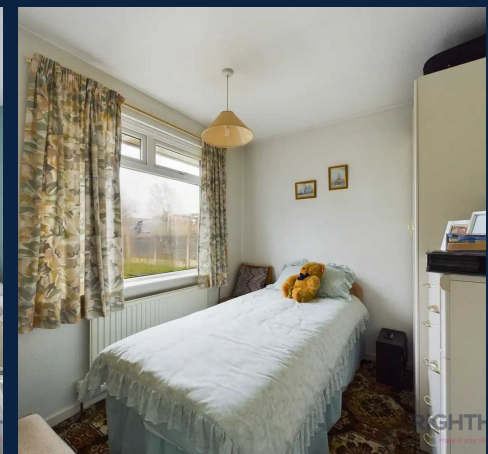
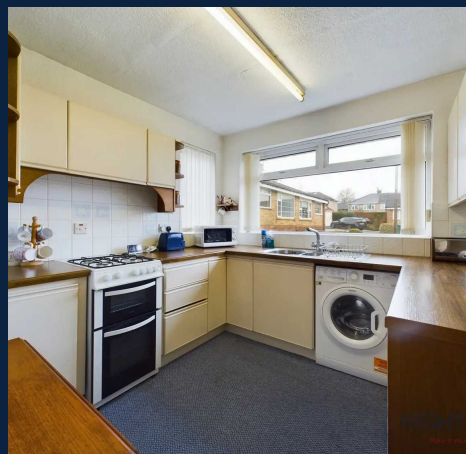
Now, let's talk about the outside space. The front of the property boasts a beautifully manicured lawn with border planting areas and shrubbery. Perfect for those green thumbs out there. And out back, you'll find a spacious south-facing flagged patio, mature shrubbery, and another perfectly manicured lawn. Did we mention the detached garage? Yeah, there's a driveway that leads to it, making parking a breeze. And the garage itself has power and lighting, just in case you need to tinker on a project or store some extra stuff.

So, what are you waiting for? This property won't last long, so give us a call and let's make your dream of owning a bungalow a reality!

Council Tax band: C

Tenure: Freehold

- \*\*\* VIRTUAL TOUR \*\*\*
- TRADITIONAL BUNGALOW



### Hallway

Giving access to all rooms in this bungalow

### Lounge

16' 11" x 10' 10" (5.16m x 3.31m)

The lounge 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

8' 10" x 8' 3" (2.68m x 2.52m)

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, an electric hob, an electric cooker, as well as the added comfort of gas central heating and double glazing.

### Master bedroom

11' 11" x 10' 7" (3.62m x 3.22m)

The bedroom is equipped with the convenience of fitted wardrobes, as well as the comfort of gas central heating and double glazing.

### Bedroom 2

9' 0" x 7' 10" (2.74m x 2.38m)

The bedroom enjoys the advantages of gas central heating and double glazing.

### Bathroom

6' 2" x 5' 6" (1.88m x 1.68m)

The family bathroom is fully tiled and features a 3-piece suite, which includes a panelled bath, a low level W.C., a pedestal hand basin, and a shower over the bath. Additionally, this bathroom offers the convenience of gas central heating and double glazing.





## FRONT GARDEN

To the front of the property is well manicured lawn with border planting areas and shrubbery.

## REAR GARDEN

At the rear of the property is a well proportioned south facing flagged patio, mature shrubbery and a well manicured lawn.

## DRIVEWAY

2 Parking Spaces

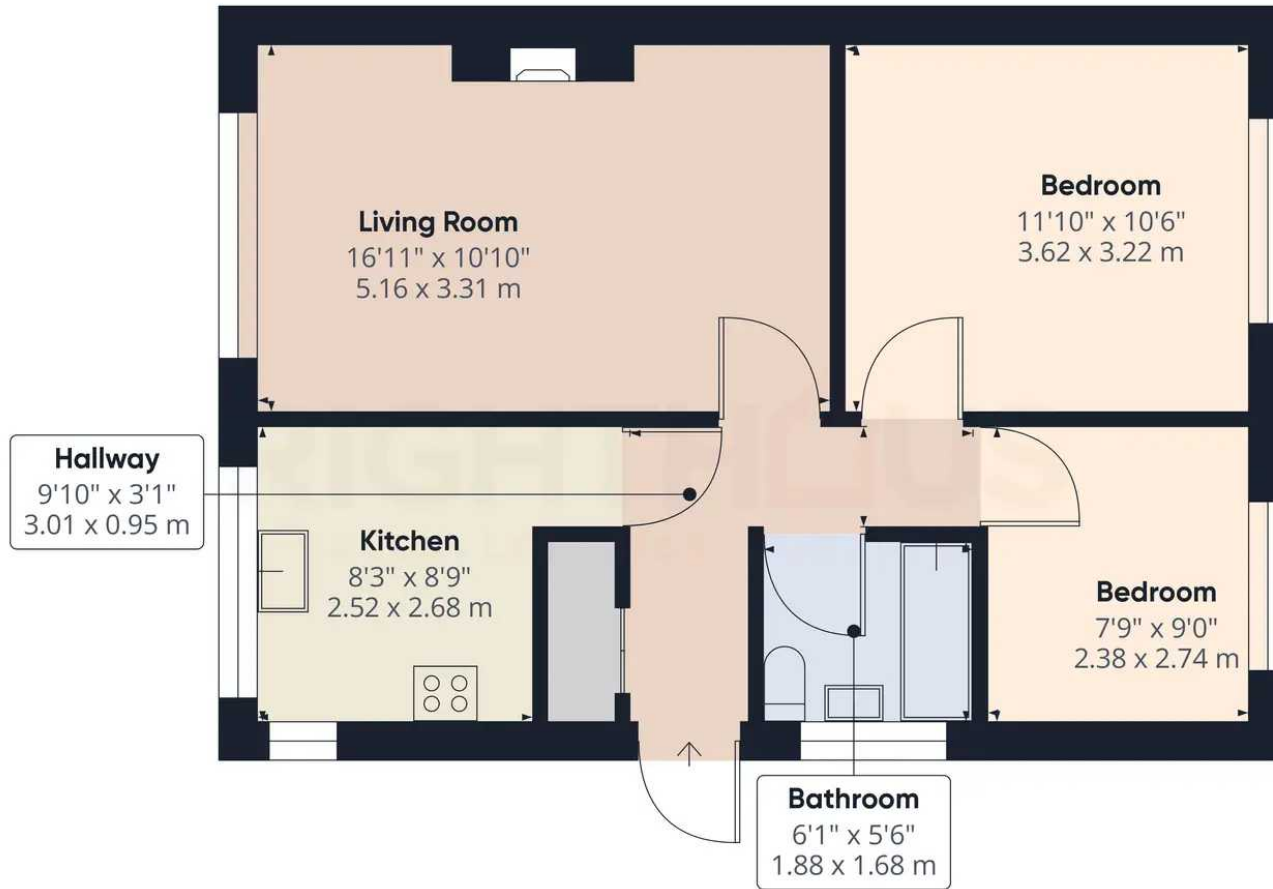
A driveway can be found to the side of the property leading to the detached garage

## GARAGE

Double Garage

A single detached garage can be found to the side of the property with power and lighting and accessed by an up and over door off of the driveway.





Approximate total area<sup>m</sup>  
564.71 ft<sup>2</sup>  
52.46 m<sup>2</sup>

(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.

GIRAFFE360

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