



**37 Torre Crescent, Bradford**

Bradford

**£145,000**

\*\*\* VIRTUAL TOUR \*\*\* charming THREE BEDROOM semi detached property blending timeless elegance with contemporary living in sought-after location. Spacious kitchen and living room, three well sized bedrooms. Benefits from large rear garden. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- THREE BEDROOM SEMI DETACHED PROPERTY
- SPACIOUS LOUNGE AND KITCHEN
- DRIVEWAY
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- THREE PIECE BATHROOM SUITE



RIGHT



### Entrance

5' 5" x 2' 9" (1.64m x 0.85m)

Providing access to the property, to the living room and stairs to the first floor landing.

### Living room

12' 4" x 12' 8" (3.77m x 3.87m)

The living room features a large window which allows ample natural light to fill the space. It benefits from both gas central heating and double glazing ensuring a cozy and comfortable atmosphere during the colder months.

### Kitchen

7' 10" x 14' 2" (2.39m x 4.33m)

The spacious kitchen is equipped with a variety of wall and base units providing plenty of workspace and storage space. You will find a convenient 1 bowl sink unit with a drainer, cooker, as well as gas central heating and double glazing. Door providing access to the rear garden.

### Landing

7' 3" x 2' 10" (2.20m x 0.87m)

Providing access to the bedrooms and bathroom





### **Main bedroom**

11' 4" x 9' 8" (3.46m x 2.95m)

The main bedroom boasts a lovely modern decor and is adorned with plush carpeting. It is equipped with the comfort of gas central heating and double glazing.

### **Bedroom 2**

9' 2" x 9' 9" (2.80m x 2.97m)

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**

The third bedroom is enhanced by modern decor and flooring. It also enjoys the advantages of gas central heating and double glazing.

### **Bathroom**

5' 9" x 5' 9" (1.74m x 1.74m)

The family bathroom is partially 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.



## REAR GARDEN

The exterior of the property boasts easily manageable front and south facing private rear garden.

## DRIVEWAY

1 Parking Space

Driveway to the front of the property.





**Hallway**  
5'4" x 2'9"  
1.64 x 0.85 m

Floor 0

Approximate total area<sup>(1)</sup>

607.42 ft<sup>2</sup>

56.43 m<sup>2</sup>



**Bathroom**  
5'8" x 5'8"  
1.74 x 1.74 m

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.

GIRAFFE360



## Righthaus Estate Agents

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