



**36 Bingley Road, Bradford, BD9 6HH**

**£1,250**

A splendid FOUR BEDROOM SEMI DETACHED family home ideally located close to the excellent local transport links and Bradford Royal Infirmary. The property benefits from an excellent finish with spacious room sizes, off road parking and large cellar.



**EPC RATING - E**

**COUNCIL TAX BAND - D**

Set over four floors this fantastic four bedroom property benefits from double glazing, gas central heating, off road parking and is well positioned to access the local road links and many local amenities. There is a pleasant open view to the rear and enclosed garden. The property retains period features and high ceilings giving a tasteful blend of modern and original features.

## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

#### **LOUNGE**

Large main reception room to the front elevation with a bay window and log burning stove.

#### **DINING ROOM**

A second reception room with a pleasant view over the rear garden and beyond.

#### **BREAKFAST KITCHEN**

Fitted with a range of wall and base units with breakfast bar seating, a well fitted kitchen with a door to the rear.

## **LOWER GROUND FLOOR**

#### **CELLAR**

Separated in to sections, a large cellar area, ideal for storage.

## **FIRST FLOOR**

### **LANDING**

#### **BEDROOM**

Large double bedroom with fitted wardrobes and views to the rear.

#### **BEDROOM**

A second double bedroom with an original fire place.

#### **BEDROOM**

A third first floor bedroom.

#### **BATHROOM**

Modern fitted three piece bathroom suite in white.

## **SECOND FLOOR**

#### **LANDING**

With two storage cupboards.

#### **BEDROOM**

Large bedroom with a dorma window and views over the open aspect.

#### **EXTERNAL**

To the front there is off road parking available for two vehicles. To the rear an enclosed garden with an array of mature plants and shrubs.

