



**33 Carrier Lane, Bradford, BD2 3FX**  
**Asking Price £245,000**

Immaculately presented THREE BEDROOM SEMI DETACHED property located in a popular residential area. Viewing is advised to appreciate the high quality finish both inside and out. The property benefits from off road parking to the side and woodland view to the rear.



Presenting a striking semi-detached property, in immaculate condition, available for sale. This stunning home is perfect for families and couples alike, boasting three bedrooms and two bathrooms, making it a wonderful space for modern living.

The property features an inviting reception room, which is a splendid space for relaxation and entertaining guests. The room benefits from a beautiful garden view and direct access to the garden, offering a seamless blend of indoor and outdoor living. The modern media wall is another highlight, providing an excellent entertainment hub.

The property's kitchen is a testament to contemporary design and convenience. The open-plan layout accommodates a dining area, making it an optimal space for family meals and social gatherings. It is also equipped with modern appliances, which add to the overall functionality and appeal of the space.

In terms of accommodation, the property offers three bedrooms. Bedroom one is a spacious double, with the added luxury of an en-suite bathroom. Bedroom two is also a double, providing ample space for comfort and convenience. The third bedroom is a single, ideal for a child's room or home office.

Adding to the property's appeal is its highly desirable location. It is conveniently situated with easy access to public transport links, local amenities, and nearby schools. The property boasts an EPC rating of 'B' and falls under Council Tax Band 'C'. This property offers a wonderful blend of comfort, convenience, and luxury.

## GROUND FLOOR

### ENTRANCE HALL

Hallway with a useful under stairs storage cupboard, central heating radiator and neutral flooring.

### WC

Low flush W.c and hand wash basin in white. Double glazed window and central heating radiator.

### LOUNGE

Fabulous main reception space with a feature media wall. Central heating radiator and French Doors opening to the rear garden.

### DINING KITCHEN

Splendid dining kitchen fitted with a range of wall and base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include a fridge freezer and dishwasher. There is ample space for a dining table, a central heating radiator and double glazed window.

### FIRST FLOOR

### LANDING

### BEDROOM

Double bedroom with a double glazed window and central heating radiator.

### EN-SUITE

Modern fitted en-suite comprising of a low flush W.c, hand wash basin and shower cubicle.

### BEDROOM

Double bedroom with a double glazed window and central heating radiator.

### BEDROOM

Good size third bedroom with a double glazed window and central heating radiator.

### BATHROOM

Fitted three piece bathroom suite in white. Double glazed window and central heating radiator.

### EXTERNAL

To the rear there is a fantastic landscaped garden with Indian Stone paving and storage shed providing a pleasant external space. To the front a lawn with off road parking to the side.

