



**58 Harbour Road, Bradford, West Yorkshire, BD6 3RG**  
**Offers Over £170,000**

A mature THREE BEDROOM semi detached ideally positioned in a popular residential area. The property benefits from modern fixtures and fittings throughout, large rear garden and driveway leading to a garage providing ample off road parking.

## GROUND FLOOR

### ENTRANCE HALL

Pleasant entrance hall with a double glazed window and central heating radiator.

### LOUNGE

Main reception room with a double glazed window and central heating radiator.

### DINING KITCHEN

Spacious dining kitchen with a range of wall and base units to two sides with contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with a gas hob and extractor fan over. Plumbing for a washing machine, central heating radiator, double glazed window and door to the rear garden.

## FIRST FLOOR

### LANDING

Double glazed window, central heating radiator and loft access.

### BEDROOM ONE

To the front elevation, a double bedroom with a double glazed window and central heating radiator.

### BEDROOM TWO

A second double bedroom, this one to the rear with a double glazed window, central heating radiator and built in storage.

### BEDROOM THREE

To the front elevation, a third bedroom with a double glazed window and central heating radiator.

### BATHROOM

Modern three piece bathroom suite in white comprising of a low flush W.c, hand wash basin and bath with thermostatic controlled shower over. Heated towel rail and double glazed window.

### EXTERNAL

To the front a low maintenance garden with lawn. To the side a driveway leads to the large detached garage providing plentiful parking and storage options. The rear garden is of a generous size and has a patio and lawn.

EPC RATING - TBC

COUNCIL TAX BAND - B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC		