



**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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