



**2 Beechwood Drive, Bradford, BD6 3AG**  
**£1,250 Per Month**

Generously sized FOUR BEDROOM MID TERRACE family home ideally located in this popular residential area. The property is configured over three floors with additional cellar area and would suit a variety of potential tenants.

**EPC RATING - D**

**COUNCIL TAX BAND - C**

## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

Spacious entrance hallway.

### **CELLAR**

Useful storage cellar.

### **LOUNGE**

The main reception room has a feature bay double glazed window and a central heating radiator.

### **DINING ROOM**

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

### **KITCHEN**

Fitted wall and base units to two sides with a contrasting work surface over. Electric oven with gas hob and extractor over. Plumbing for a washing machine, double glazed window and laminate flooring.

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM**

Double bedroom to the front elevation with a double glazed window and a central heating radiator.

### **BEDROOM**

Double bedroom to the rear elevation with a double glazed window and a central heating radiator.

### **BATHROOM**

Fitted three piece bathroom suite in white with shower and screen over bath. Double glazed window and a heated towel rail.

### **STAIRS**

Formerly a single bedroom, now stairs to the second floor and could be used as an office or storage area.

## **SECOND FLOOR**

### **BEDROOM**

Dorma bedroom to the front elevation with a double glazed window and a central heating radiator.

### **BEDROOM**

Dorma bedroom to the rear elevation with a double glazed window and a central heating radiator.

### **SHOWER ROOM**

Low flush wc, hand wash basin and shower area. Heated towel rail and a double glazed window.

### **EXTERNAL**

Gardens to front and rear.

