



Davies Properties



28 Mexborough Road

Bradford, BD2 1BL

£850 Per Calendar Month



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This deceptively spacious mid-terrace property is situated in a sought-after residential area, making it an ideal family home. The layout offers versatile living spaces across multiple floors, designed to accommodate a variety of needs and lifestyles.

The accommodation begins on the lower ground floor, which features a dining kitchen alongside additional rooms that can be adapted for storage, a home office, or other purposes. Moving up to the ground floor, you'll find a comfortable lounge and a separate sitting room, providing ample space for relaxation and entertaining.

The first floor comprises two well-proportioned bedrooms and a family bathroom, ensuring convenience and privacy for residents. The second floor is home to a large attic bedroom, offering plenty of space for a primary bedroom, guest suite, or creative retreat.

A viewing is highly recommended to truly appreciate the size, layout, and potential of this property. Its location in a popular residential area, combined with its flexible living spaces, makes it an excellent choice for families.

LOWER GROUND FLOOR

Dining Kitchen

13'09" x 9'09" (4.19m x 2.97m)

With a range of matching wall and base units with work-surfaces over and tiling to the splash-backs. Integrated stainless steel sink, plumbing for washing machine and dishwasher. UPVC entrance door and uPVC double glazed window to the rear elevation, tiled floor, central heating radiator and free-standing gas cooker with extractor hood over.

Basement Room

12'07" (max) x 8'11" (3.84m (max) x 2.72m)

A useful room that could be used as an office/storage room with light and power.

GROUND FLOOR

Sitting Room

13'00" x 10'08" (3.96m x 3.25m)

With a uPVC double glazed window and door to the

front elevation, laminate flooring, central heating radiator and a useful storage cupboard housing the combi boiler.

Lounge

16'02" (into bay) x 9'08" (into alcoves) (4.93m (into bay) x 2.95m (into alcoves))

With a uPVC double glazed bay window to the rear elevation enjoying long-distant views, central heating radiator and living flame gas fire inset into a modern slimline surround.

FIRST FLOOR

Bedroom

10'06" x 8'04" (3.20m x 2.54m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

Bathroom

7'01" x 4'02" (2.16m x 1.27m)

With a three-piece suite comprising of panelled bath

with electric shower over, W/C and hand wash basin fixed into a vanity unit. Tiled walls and uPVC double glazed window to the front elevation.

~ No Smokers
~ No Pets

Bedroom

12'07" x 7'02" (3.84m x 2.18m)

With a uPVC double glazed window to the rear elevation and a central heating radiator.

SECOND FLOOR

Attic Bedroom

17'08" (with some restricted headroom) x 11'09"

(5.38m (with some restricted headroom) x 3.58m)

With a uPVC double glazed dormer window to the rear elevation, central heating radiator, exposed feature beams and under-eaves storage.

EXTERIOR

Rear Garden

A diverse low-maintenance tiered garden with paved patio area and additional seating area for somewhere to relax in the summer months.

OTHER INFORMATION

~ Council Tax Band 'A'

~ Bond: £980



Road Map



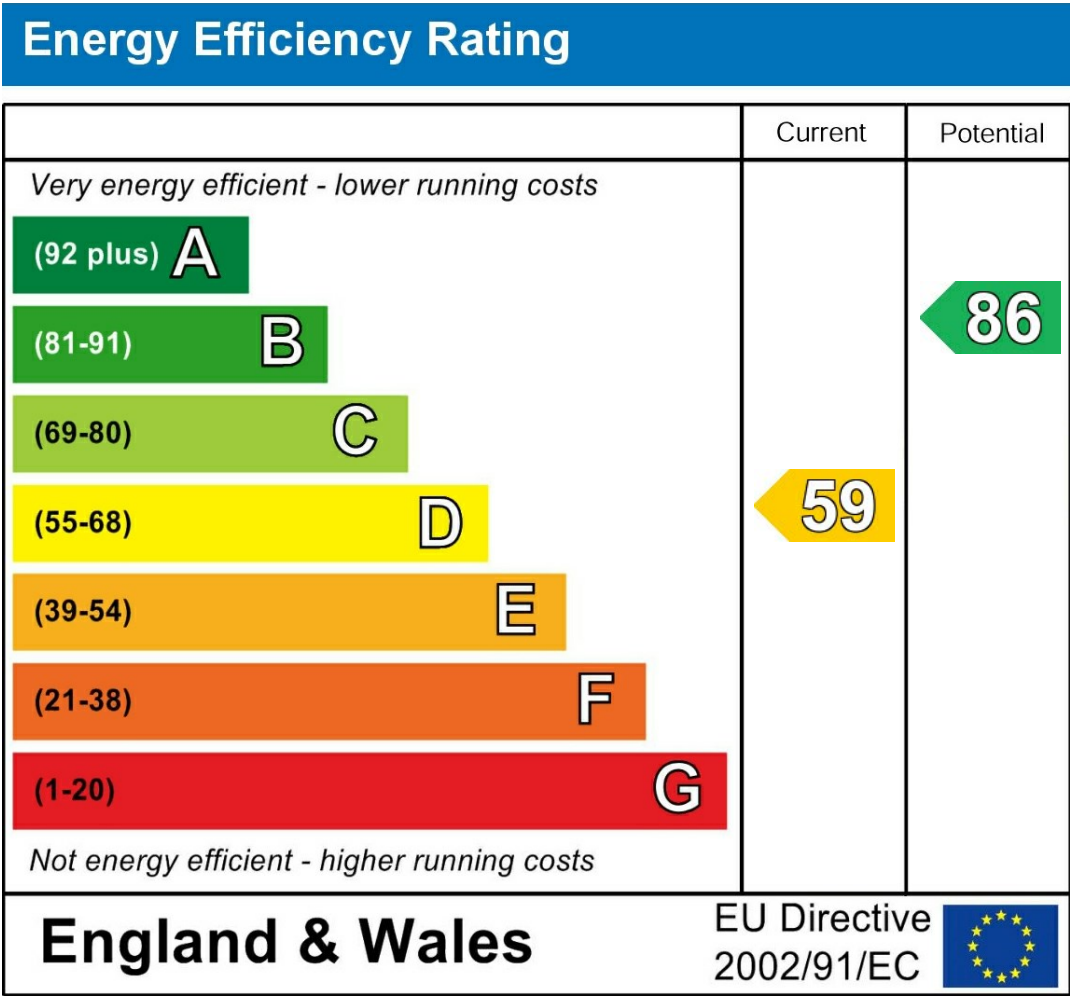
Hybrid Map



Terrain Map



Energy Efficiency Graph



Viewing

Please contact our Davies Properties Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

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