

# Granville Road, Frizinghall,

£230,000

\* END TERRACE \* FIVE BEDROOMS \* FOUR FLOORS \* TWO BATH/SHOWER ROOMS \*

\* TWO RECEPTION ROOMS \* ONE LARGE FAMILY HOME \* YARDS FRONT & REAR \*

A spacious five bedroom stone built end terrace having generously proportioned accommodation over four floors.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, sitting room, kitchenette, lower floor dining kitchen, bedroom five with en-suite shower room, two first floor bedrooms and house bathroom, together with two further attic bedrooms to the second floor.

To the outside there are yards to both front and rear.







## **Reception Hall**

With radiator.

#### Lounge

17'1" x 15'1" (5.21m x 4.60m)

With a coal effect gas fire in feature fireplace surround, bay window and radiator.

### **Sitting Room**

14' x 13'9" (4.27m x 4.19m)

With gas fire in feature fireplace surround, radiator.

#### Lower Floor

#### **Dining Kitchen**

17'9" x 13'8" (5.41m x 4.17m)

Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, six ring range style cooker, plumbing for auto washer.

#### **Bedroom Five**

16'3" x 13'9" (4.95m x 4.19m)

With gas fire. Access to rear garden. En Suite Shower Room;

#### **En Suite Shower Room**

Three piece suite.

## **First Floor Landing**

## **Bedroom One**

13'8" x 12'7" (4.17m x 3.84m)

With built in wardrobes, radiator.

#### **Bedroom Two**

13'7" x 13'6" (4.14m x 4.11m)

With gas fire and radiator.

#### Bathroom

Three piece white suite, tiled walls and heated towel rail.

## **Second Floor**

#### **Bedroom Three**

17'6" x 14' (5.33m x 4.27m)

With radiator.

## **Bedroom Four**

12'2" x 14' (3.71m x 4.27m)

With radiator.

# Exterior

To the outside there are yards to both front and rear.

#### Directions

From our office in Idle village proceed straight up The High Street, continue straight onto Westfield Ln, turn right onto Wrose Rd, right onto Carr Ln, turn left onto Hollin Ln, left onto Festival Ave, right onto Crag Rd, sharp left onto Poplar Rd, continue onto Shipley Fields Rd, left onto Granville Terrace, continue onto Granville Rd.

#### **TENURE**

**FREEHOLD** 

#### **Council Tax Band**

B / Bradford

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

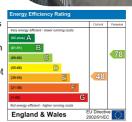


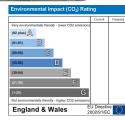












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