



4 Bedrooms

We are delighted to offer to the market this stunning 4-bedroom detached house on Foster Park Road, Bradford.

The property offers a well-adapted layout and comfortable accommodation supporting a wide array of individual or collective family activities.

49 Foster Park Road, Denholme, Bradford, West Yorkshire, BD13 4BE

Asking Price:

£245,000

EPC Rating: C



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The property offers a well-adapted layout and comfortable accommodation supporting a wide array of individual or collective family activities.

This property has accommodation briefly comprising on the ground floor; The living room draws in an abundance of natural daylight creating a bright and airy feeling throughout. The kitchen is fully equipped with fittings including sleek mounted units and contemporary work surfaces with ample room for a dining table. The property is further enhanced by a downstairs W/C and a separate dining room with ample room for a dining table.

Continuing on to the first floor of the property there is a commodious master bedroom with fitted wardrobes and an en-suite bathroom, a double bedroom and two single bedrooms one of which currently being used as a dressing room with fitted wardrobes. The family bathroom comprises of a modern 3-piece suite with a shower bath.



For additional information and full photo gallery please visit www.sold.co.uk



Externally the property benefits from a garden to the rear of the property ideal for outdoor seating and entertaining. To the front of the property there is off-road parking and a garage.

Located in less than a 4-mile drive is Keighley & Worth Valley Railway Station which provides services to destinations such as Skipton, Leeds and Bradford Forster Square. Bradford Royal Infirmary, Paradise Shopping Centre and Foster Park are all less than a 20-minute drive away.

Viewing highly recommended to appreciate the opportunity on offer.

Sitting Room 15'6" x 10'9" (4.72m x 3.28m).

Dining Room 10'8" x 8'11" (3.25m x 2.72m).

W/C 4'8" x 3'7" (1.42m x 1.1m).

Hall 7'9" x 11'11" (2.36m x 3.63m).

Kitchen/Dining Area 17'4" x 13'1" (5.28m x 4m).

Garage 18'10" x 8'3" (5.74m x 2.51m).

Bedroom 1 19'2" x 13'11" (5.84m x 4.24m).

En-Suite 5'1" x 3'1" (1.55m x 0.94m).

Bedroom 2 10'9" x 10'7" (3.28m x 3.23m).

Bedroom 3 8'8" x 8'1" (2.64m x 2.46m).

Bedroom 4 9'11" x 6'2" (3.02m x 1.88m).

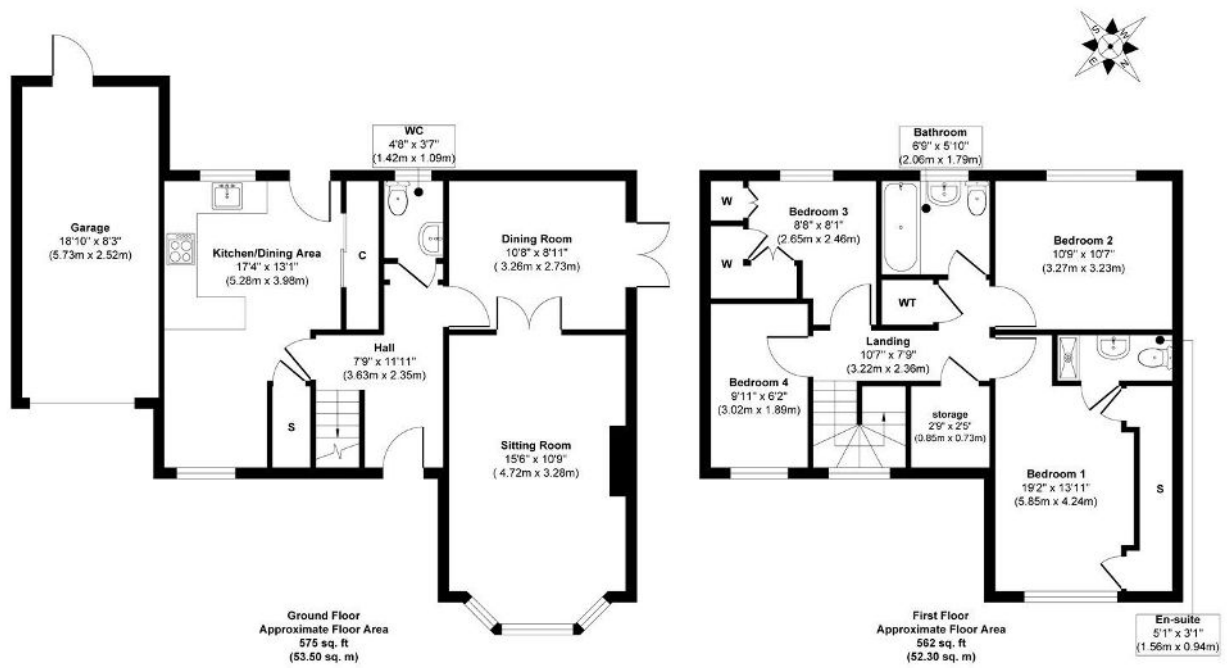
Bathroom 6'9" x 5'10" (2.06m x 1.78m).

Council Tax Band - D

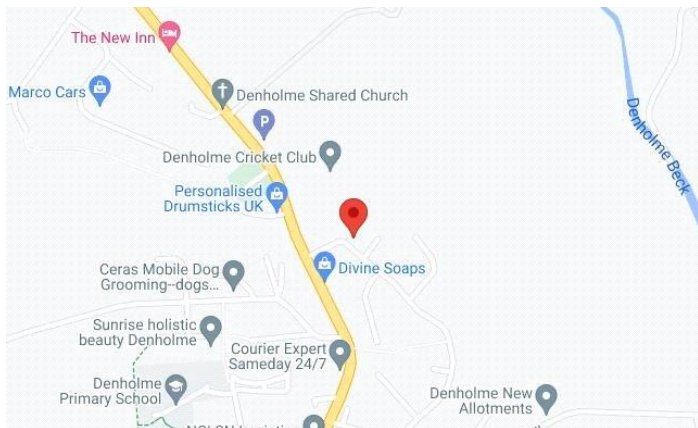
Tenure - Freehold

Viewing - By appointment through Sold.co.uk





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract