4 Beacon Grove

Bradford

This attractively presented mid town house is offered vacant and ready for immediate occupation, making it an ideal purchase for first-time buyers, investors or those perhaps seeking a downsize.

Situated in a quiet cul de sac within a popular residential district, the property has a reception lobby that leads into a well proportioned lounge, contemporary fitted dining kitchen featuring modern units (together with integrated cooking & refrigeration appliances) - an ample space for family dining or entertaining. Upstairs, there are three bedrooms and a stylish shower room with a modern suite and WC. The property is neutrally decorated throughout, allowing buyers to easily add their own personal touches. Externally, there are predominantly laid to lawn gardens.

The location offers convenient access to local amenities, reputable schools, and transport links, making it a sound choice for those seeking a well-connected setting. An early viewing is recommended to appreciate all this delightful home has to offer.

Council Tax band: B

Tenure: Freehold

- Vacant mid town house - no chain
- Attractively presented throughout
- Lobby, lounge, contemporary fitted dining kitchen
- Three bedrooms and modern Shower room/w.c
- Ample gardens to front and rear
- Quiet cul de sac location in popular residential district









Ground Floor
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Entrance lobby
With staircase rising to first floor landing and door into;

Lounge
A bright and well proportioned main living space with a focal point modern feature fireplace having an inset hearth mounted fire. Useful understair storage. Sliding door into;

Dining Kitchen
Presented with a modern range of high gloss fronted base and wall units together counter worktop surfaces and inset stainless steel sink unit with flexible faucet. Baseline integrated oven, electric hob with extractor over. In built stack fridge/freezer. Complimentary splashback tiling. Outer door servicing rear garden.

First Floor
Landing area.

Bedroom
A front facing double bedroom with fitted wardrobes and matching dressing table.

Bedroom
Ample bedroom overlooking the rear. Fitted wardrobes, overhead cupboards and drawer set.

Bedroom
With built in storage cupboard.

Shower Room
Incorporating a modern three piece suite comprising walk in double shower enclosure, vanity unit with inset hand wash basin and low level w.c. Boiler cupboard.









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GARDEN

Front garden and rear gardens with flagged pathway, lawn section and soil planting borders. Part timber perimeter fencing.

ON STREET

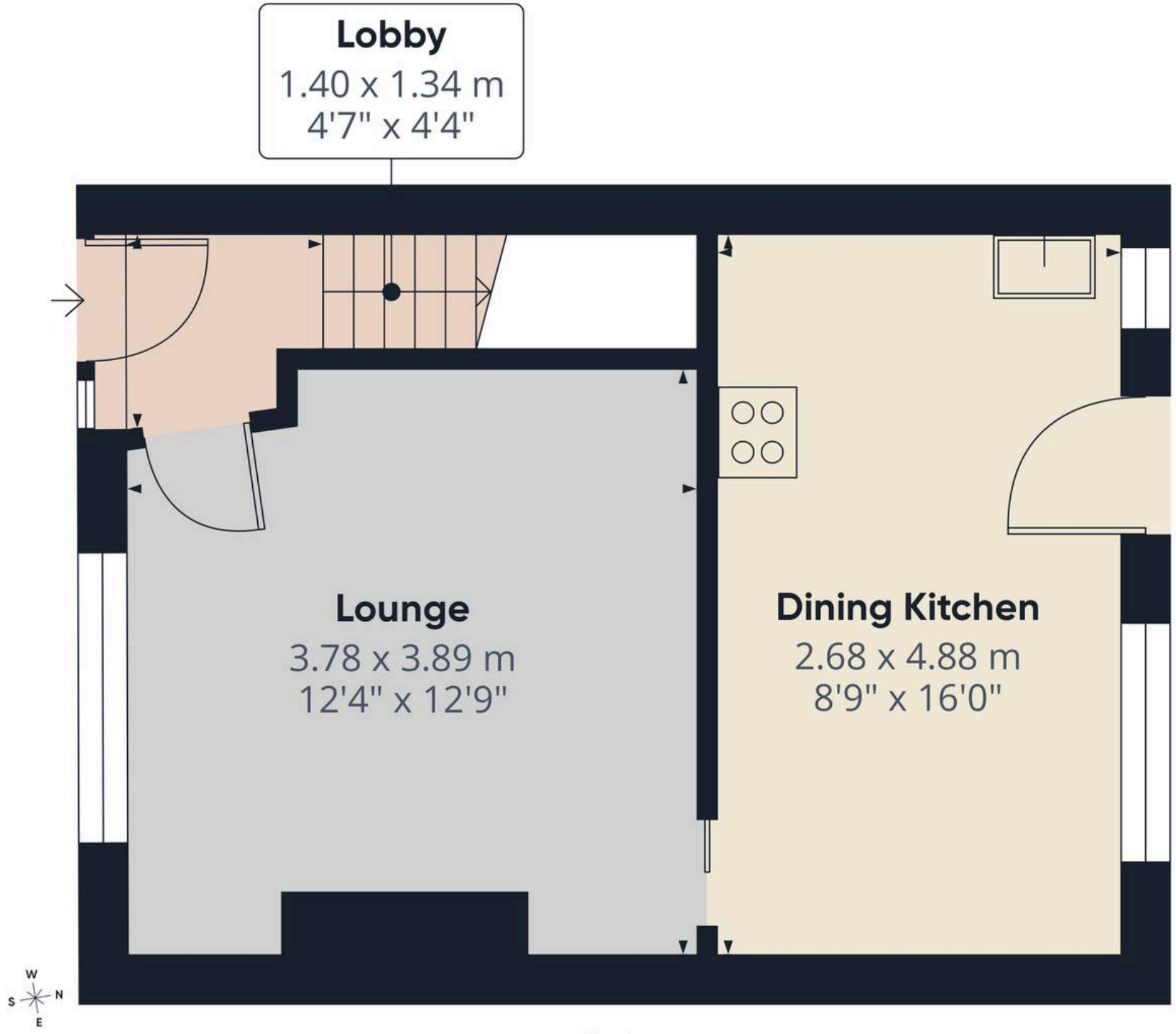
1 Parking Space

Street parking.









Floor 0

Approximate total area(1)

31.3 m²

337 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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