

## **36 Mint Street Undercliffe**



### **Three Bedroom Detached Bungalow Price: £139,995**

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## 36 Mint Street Undercliffe, BD2 4QU

\* DETACHED TRUE BUNGALOW \* \*  
PARKING FOR 4 CARS \* \* SINGLE GARAGE  
\* \* CHAIN FREE ON COMPLETION \* \*  
ALARM \* \* DG & CH \* \* SOME FURNITURE  
& WHITE GOODS INCLUDED \* \* GARDENS \*  
\* INTERNAL VIEWING ADVISED \*

A Deceptively spacious TRUE BUNGALOW with THREE BEDROOMS and a CONSERVATORY. Situated in a popular cul-de-sac amidst similar style property in a popular residential area this home is being sold CHAIN FRE on completion and would make an ideal purchase for a variety of buyers. Briefly throughout the property comprises of a HALLWAY, a LIVING ROOM which opens onto a large CONSERVATORY with access to the rear garden, a FITTED KITCHEN with a breakfast area, TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM (which could be used as a DINING ROOM) and a WET ROOM / WC. Externally the property has an enclosed REAR GARDEN, an open plan FRONT GARDEN, a block paved DRIVEWAY with ample parking for up to 4 CARS and a SINGLE GARAGE. Local amenities are within walking distance. Bradford City centre and Forster Square / Frizinghall Stations are a short drive away. Early internal viewing is highly recommended and can be arranged by contacting the office on 01274 610 787 / 0113 231 1033 / 0113 252 3322 / sales@kathwells.com. EPC Rating:

### The Property Benefits From:

True Bungalow, Chain Free, Some Furniture & White Goods Included, Alarm, Gardens, Off Street Parking (4 cars), Single Garage, Double Glazing, Gas Central Heating

### The Property Comprises of:

Hallway, Living Room, Fitted Breakfast / Dining Kitchen, Two Double Bedrooms, Single Bedroom (possible Dining Room), Wet Room / WC

### ACCOMMODATION

(All measurements are approximate)

### GROUND FLOOR:

#### Hallway:

**14'06" x 4'07" (max) (4.42m x 1.40m (max))**

Access via a part glazed front entrance door, access to the ground floor accommodation, access to an insulated loft space, central heating radiator, telephone point, picture rail



#### Living Room:

**14'09" x 11'10" (4.50m x 3.61m)**

Open plan to the conservatory, fire place and hearth with a living flame gas fire, television point, central heating radiator, ceiling coving, picture rail



#### Fitted Breakfast Kitchen:

**11'08" x 8'00" (3.56m x 2.44m)**

Double glazed and leaded window to the front elevation, a range of wall, drawer & base units, complimentary work surfaces, a stainless steel sink and drainer, plumbing for an automatic washing machine and a dishwasher, space for a fridge / freezer, electric cooker point, (the electric cooker, automatic washing machine and dishwasher are included), extractor fan, dining / breakfast area



**Conservatory:**  
**13'02" x 9'10" (4.01m x 3.00m)**

A double glazed conservatory with a dwarf wall, open plan to the living room, glazed door opening onto the rear garden, laminated flooring

**Bedroom Two:**  
**9'06" x 9'02" (2.90m x 2.79m)**

Double glazed and leaded window to the front elevation, central heating radiator,



**Bedroom One:**  
**11'00" x 10'09" (3.35m x 3.28m)**

Double glazed and leaded window to the rear elevation, central heating radiator, a range of wardrobes and drawer units may be included subject to offer, ceiling light & fan



**Bedroom Three:**  
**16'02" x 7'06" (4.93m x 2.29m)**

This room could be used as either a dining room or a third bedroom. Double glazed window to the rear elevation, part glazed external door providing access to the rear garden, central heating radiator



**Wet Room / WC:**  
**9'04" x 6'00" (2.84m x 1.83m)**

Double glazed and leaded window to the front elevation, a fully tiled wet room comprising of a shower area with a Triton electric shower, low flush WC, wash basin, ladder style central heating radiator / towel warmer



**TO THE OUTSIDE:**



**Gardens:**

The front garden is open plan and contains a variety of ornamental shrubs and planted beds. The rear garden is low maintenance and enclosed with some planted beds, a side garden gate and access to the garage via a side garage door.



**Parking / Garage:**

A block paved driveway provides useful off street parking for up to four cars and access to a single detached garage with power and light



**Directions:**

From our Greengates office proceed up Harrogate Road (in the direction of Bradford), at the A6177 traffic lights (Killinghall Road) continue across into Otley Road, turn left into Undercliffe Old Road, left into Lowther Street and right into Mint Street where number 36 can be found signified by our FOR SALE SIGN

**Mortgages:**

Trust Financial Solutions Ltd is based in our offices and can offer a whole of market mortgage advice service to our clients. Whether you're buying for the first time, moving up the property ladder or buying for investment, Trust will give you advice on a competitive range of mortgage and protection plans to suit your specific needs. They will then keep you updated every step of the way and provide an ongoing service as your financial needs change.

Kath Wells Estate Agents introduces to Trust Financial Solutions Ltd for the purpose of arranging and advising on mortgages and protection. Trust Financial Solutions Ltd is an appointed representative of First Complete Ltd which is regulated and authorised by the Financial Conduct Authority.

In general, Buy to Let mortgages are not regulated by the Financial Conduct Authority,

Your home may be repossessed if you do not keep up repayments on your mortgage.

**Viewing:**

Strictly by appointment with Kath Wells Estate Agents on 01274 610787

**Internet:**

Properties for sale can be viewed on the "World Wide Web", [www.kathwells.com](http://www.kathwells.com)

**E-mail:** [sales@kathwells.com](mailto:sales@kathwells.com)

**THINKING OF SELLING?**

Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we may already have a potential buyer waiting for your home.

**Reference:** 6413 - 06 December 2016

**Please note:**

The above measurements are approximate and may have been taken using an electronic measure and whilst believed to be fair representation may be subject to mechanical error. We have not carried out a detailed professional survey. Services, fixtures, equipment referred to in the sales details and appliances mentioned, including central heating systems and other gas/electrical fittings have not been tested by ourselves and working order cannot therefore be confirmed, nor can any warranty be given as to their condition. It is your own responsibility to ensure you are fully aware of the condition of the property you are buying before legal commitment, it is always recommended that you arrange your own independent survey, if you fail to do so you should be aware of the risks you are taking. The sales particulars have been compiled from observation and discussion with the vendor of the property, items described in the sales particulars are included in the sale, all other items are specifically excluded and certain items that appear in any photograph may not be included.

**These details have not yet been checked or approved and may be subject to change!!**



