



**6 NORTHDALÉ ROAD  
BRADFORD  
BD9 4HG**

A good sized family home with accommodation over four floors set to this popular residential location close to local shops and amenities and not far from Lister Park. The property has four good sized bedrooms and two great reception rooms, plus a lower ground floor with a large dining kitchen and a great cellar room which could also be converted into further living accommodation. Requiring some modernisation and redecoration, although there is gas central heating and uPVC double glazed windows. A good sized family home with great potential in a convenient location, just off Keighley Road, with easy access into Bradford via car or bus. Briefly comprising: Entrance Hall, Lounge, Sitting Room, Dining Kitchen, Cellar Room, Four Bedrooms and Bathroom plus enclosed yard to rear.

**OFFERS IN EXCESS OF £100,000**

## **GROUND FLOOR:**

### **ENTRANCE HALL**

With staircases down to the lower ground floor and up to the first.

### **LOUNGE**

3.98 x 3.18 (13'1" x 10'5")

With a tiled fireplace housing an open fire, traditional coving to the ceiling and splayed bay window.



### **SITTING ROOM**

4.32 x 4.34 (14'2" x 14'3")

With a tiled fireplace housing an open fire



## **LOWER GROUND FLOOR:**

### **DINING KITCHEN**

5.38 X 4.28 (17'8" X 14'1")

Measurement includes a cellar store cupboard. See floor plan.

A range of base and wall units with drawers and work surfaces houses a stainless steel sink unit with one and a half bowls and a mixer tap. This room has a traditional stone floor.



### **CELLAR STORE ROOM**

4.35 x 4.07 (14'3" x 13'4")

Measurement includes a cellar store cupboard. See floor plan.

## **FIRST FLOOR:**

### **LANDING**

With useful storage cupboard.

### **BEDROOM ONE**

4.34 x 4.03 (14'3" x 13'3")



### **BEDROOM TWO**

4.38 x 2.90 (14'4" x 9'6")

With fitted cupboards.



## BATHROOM

With a white three piece suite of low level WC, wash basin and bath with overlying electric shower unit to shower screen and part tiled walls.



## SECOND FLOOR:

### LANDING

With a large fitted cupboard, which may create a shower room for this floor.

### BEDROOM THREE

4.33 x 4.08 (14'2" x 13'5")

With an area of restricted height. See floor plan.



### BEDROOM FOUR

4.40 x 4.34 (14'5" x 14'3")

With an area of restricted height. See floor plan.



## OUTSIDE

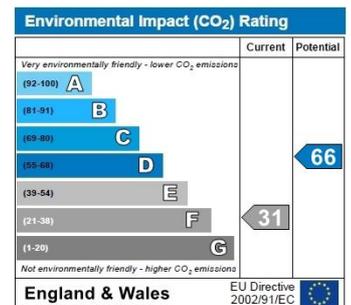
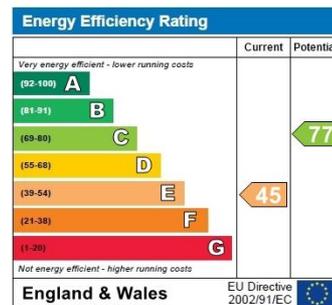
The property has a small garden to the front and an enclosed yard to the rear.

## DIRECTIONS

Leave Bradford via Manningham Lane and travel past Lister Park into Keighley Road. After the shops in Frizinghall turn right into Northdale Road, where the property can be found on the right hand side.  
Postcode: BD9 4HG.

**Misrepresentation act 1967. Boococks Estate Agents for themselves and for vendors of this property whose agents they are given notice that:**

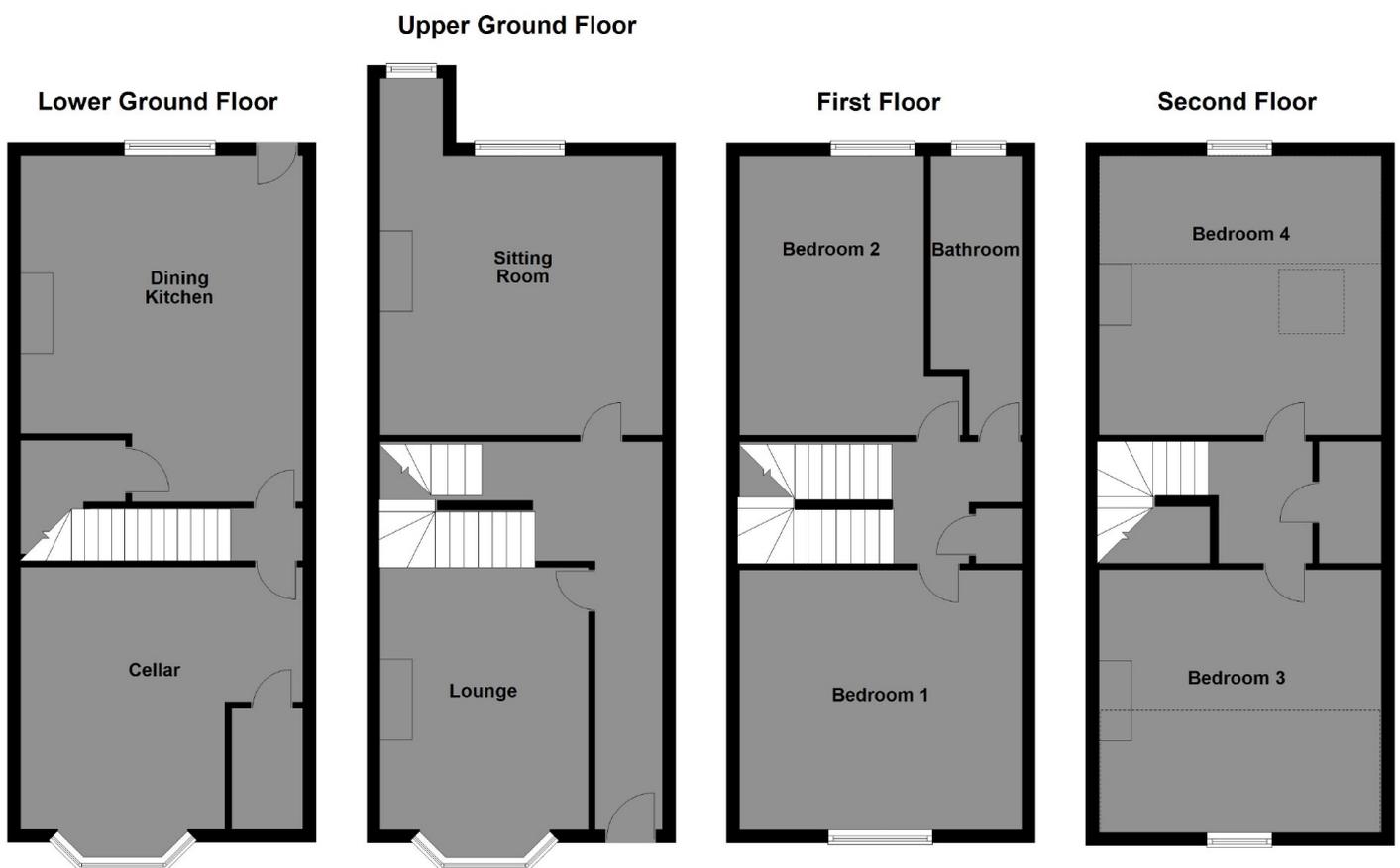
- (i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, metric and imperial dimensions, reference to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Boococks Estate Agents has any authority to make or give any representation or warrant whatever in relation to this property.







# 6 NORTHDALE ROAD, BRADFORD, BD9 4HG



Floor plans are indicative and are not drawn to scale.  
Plan produced using PlanUp.