



## 6 Westbury Close, Laisterdyke, Bradford, BD4 8PD

**NO CHAIN:** Well appointed TOWN HOUSE, providing 3 BEDROOMS. The house occupies a cul de sac position and has a lovely low maintenance landscaped garden, along with parking to the front.

The accommodation comprises: Entrance Hall, Lounge, Kitchen, 3 Bedrooms & Bathroom.

**Asking Price £120,000**

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## **ENTRANCE HALL**

### **LOUNGE 12'8" x 12'4" (3.86m x 3.76m)**

Attractive feature fireplace (fire not connected).

### **KITCHEN 15'7" x 8'8" (4.75m x 2.64m)**

Well equipped kitchen with a range of base and wall units, worktops and sink unit. uPVC rear door.

### **BEDROOM 1 12'8" x 9'3" (3.86m x 2.82m)**

### **BEDROOM 2 8'8" x 9'5" (2.64m x 2.87m)**

### **BEDROOM 3 6'3" x 6'1" (1.9m x 1.85m)**

**BATHROOM** 3 piece white bathroom suite with shower over bath.

**OUTSIDE** Occupies a cul de sac position with driveway/parking to the front. At the back, there is a lovely landscaped low maintenance garden.

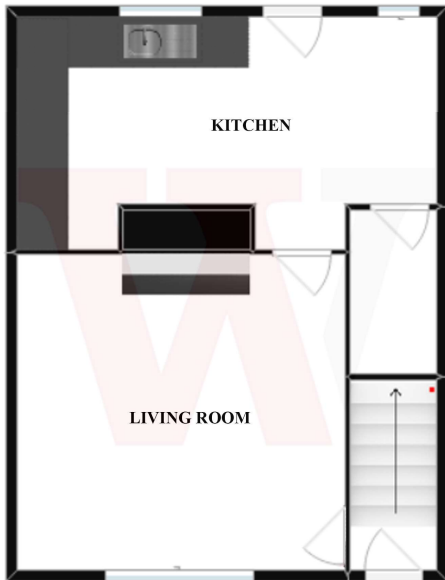
**TENURE** Freehold

**COUNCIL TAX BAND** A - Bradford

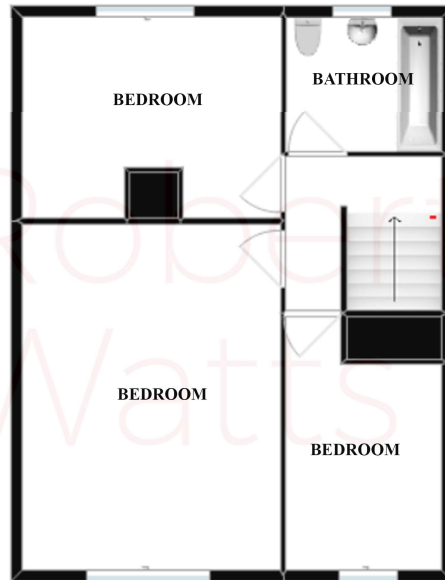
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.







GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	