



## **41 Winchester Gardens, Bradford, West Yorkshire, BD4 8UJ**

Lovely MODERN END TOWNHOUSE, forming a position at the head of the cul de sac, part of this ever popular development and provides 3 BEDROOMED accommodation. Parking for 3 cars and pleasant garden. Not to be missed.

The accommodation comprises: Entrance Porch, Lounge, Dining Room, Kitchen, 3 Bedrooms & Bathroom.

**Asking Price £169,000**

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## ENTRANCE PORCH

**LOUNGE 12'2" (3.7) x 10'2" (3.1) + open staircase**

**DINING ROOM 10'1" x 7'4" (3.07m x 2.24m)**

Sliding uPVC patio doors leading to the garden. Useful understairs storage.

**KITCHEN 10'4" x 6'3" (3.15m x 1.9m)**

Modern kitchen with a well equipped range of High Gloss base and wall units, worktops and sink unit. Built in oven, hob and extractor fan. Tiled flooring.

## LANDING

**BEDROOM 1 10'3" (3.12) + alcove x 8'4" (2.54)**

**BEDROOM 2 9'2" x 7'3" (2.8m x 2.2m)**

**BEDROOM 3 6'3" x 6' (1.9m x 1.83m)**

**BATHROOM/W.C.** 3 piece white bathroom suite.

**OUTSIDE** Occupying a cul-de-sac position. Garden to the front with off-street parking. Pleasant garden to the rear.

**TENURE** Freehold

**COUNCIL TAX BAND** B - Bradford

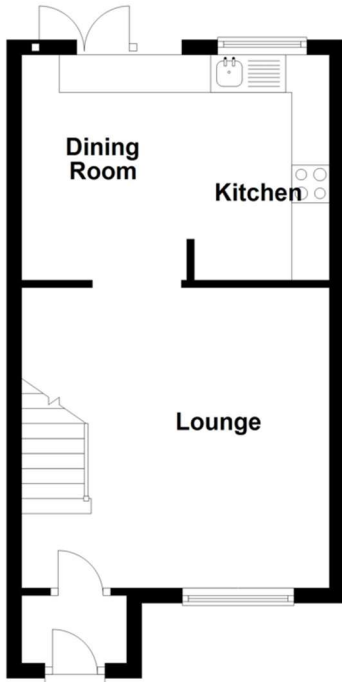
**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

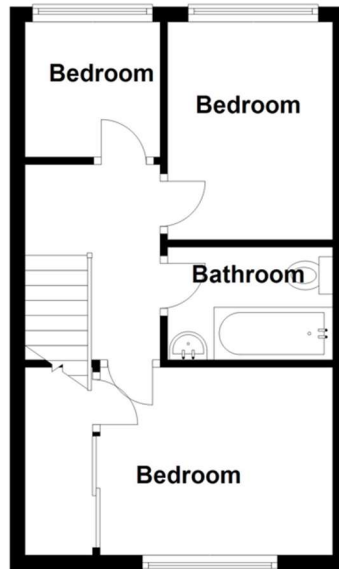
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</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	

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