



### **3 Maythorne Close, Bradford, West Yorkshire, BD4 0QW**

EXTENDED: Do not miss out on this impressive MODERN SEMI DETACHED, which is sold with an impressive ORANGERY/SUN ROOM that has bi fold doors opening up to the garden. The well presented house has 3 BEDROOMS, making it an ideal family home. Occupies a CUL DE SAC position and forms part of this ever popular location.

The accommodation comprises: Entrance Hall, Downstairs W.C., Lounge, Kitchen, Orangery, 3 Bedrooms & Bathroom.

**Asking Price £180,000**

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# 3 Maythorne Close, Bradford, West Yorkshire, BD4 0QW

## ENTRANCE HALL

## DOWNSTAIRS W.C.

## LOUNGE 14' x 10' (4.27m x 3.05m)

## DINING KITCHEN 13' (3.96) x 8' (2.44) open to orangery

Well equipped kitchen with a good range of units. Built in double oven and hob.

## ORANGERY / SUN ROOM 11' x 8' (3.35m x 2.44m)

With the real "wow factor", is this impressive room with uPVC Roof Lantern and Bi-Folding doors opening to the garden. Vertical radiator.

## FIRST FLOOR

## BEDROOM 1 13' x 8' max (3.96m x 2.44m max)

## BEDROOM 2 10' x 6' (3.05m x 1.83m)

Fitted overhead cupboards.

## BEDROOM 3 6'10" x 6' (2.08m x 1.83m)

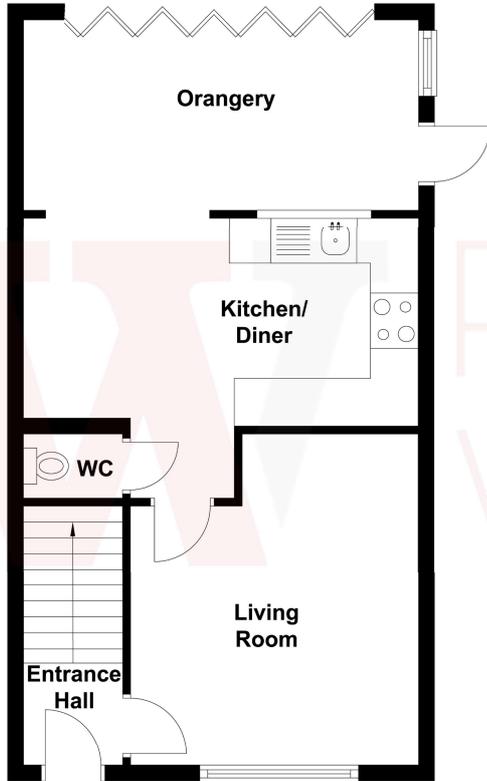
**BATHROOM/W.C** White bathroom suite with shower over the bath. Tiled walls and flooring. Heated towel rail.

**OUTSIDE** Cul de sac position, with garden and driveway to the front. Pleasant garden at the back

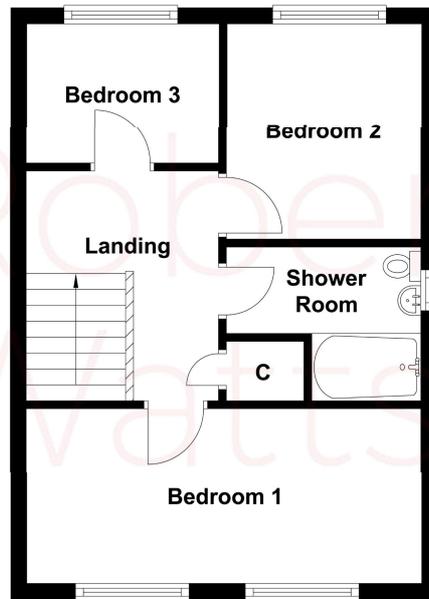
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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>87</b>
(69-80) <b>C</b>	<b>74</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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