



3 Kestrel Drive, Bradford, BD2 4HA

Walking distance to Grove House Primary - Envious cul-de-sac plot which forms part of this ever popular locality. Longer than average block paved drive and garage, currently providing THREE BEDROOM "family sized" well presented accommodation, which is further enhanced by a lounge/diner in excess of 18ft in length. A detailed inspection is essential to fully appreciate the accommodation on offer. Contact Robert Watts to arrange YOUR viewing today.

£160,000

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ENTRANCE PORCH

ENTRANCE HALL

THROUGH LOUNGE DINER 18'7" max x 11'6" max (5.66m max x 3.5m max)

KITCHEN 11'4" x 6'6" (3.45m x 1.98m)

Fitted kitchen including a range of modern wall and base units, worktops, splash back tiled walls and 1 1/2 bowl sink unit. Built in oven, separate hob and extractor. Plumbed for automatic washer. Useful understairs store.

BEDROOM ONE 9'1" (2.77) max plus recess x 9'2" (2.8) max

Fitted wardrobes

BEDROOM TWO 12'1" x 9'2" (3.68m x 2.8m)

BEDROOM THREE 9'3" (2.82) x 6'3" (1.9) both max ex stairhead

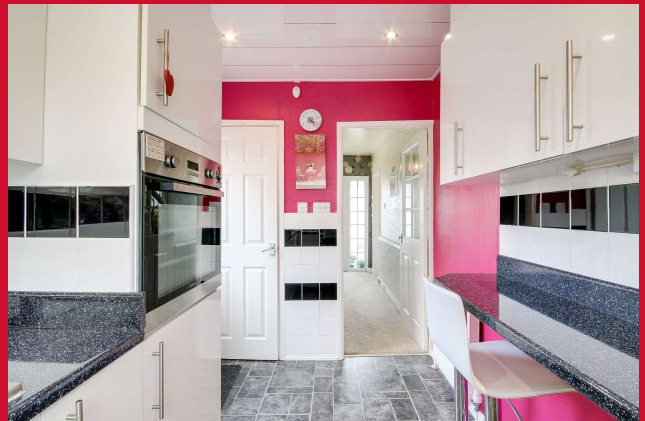
Useful stairhead store

SHOWER ROOM 6'2" x 6'1" (1.88m x 1.85m)

Comprising of shower cubicle, w.c, wash basin and fully tiled walls and tiled floor

OUTSIDE Ample block paved drive to garage. Pleasant split level garden to rear and pleasant garden to front

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.



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