



8 Ennerdale Drive, Bradford, BD2 4JD

Here we have a well presented double fronted DETACHED totalling over 1,300 square feet. Current accommodation includes: FOUR DOUBLE BEDROOMS, TWO BATH / SHOWER ROOMS and a 19FT plus KITCHEN. Occupying an enviable plot (broadly triangular) which forms part of this keenly sought after part of BD2. Rest assured our vendors have spent a great deal of time, money and effort here to create a superior family sized home. Originally a modest bungalow, the attic conversion (completed around 6 years ago) provides two double bedrooms and a shower room. The DOUBLE GARAGE and very pleasant gardens further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

£350,000

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COUNCIL TAX Bradford

Band D

TENURE Freehold

PORCH Leads to hallway

LIVING ROOM 14'6" x 13'9" (4.42m x 4.2m)

BEDROOM 1 11'4" x 11'1" (3.45m x 3.38m)

BEDROOM 2 10'5" x 9'5" (3.18m x 2.87m)

BATHROOM Four piece suite comprising bath, shower cubicle, wash basin and WC

KITCHEN 19'9" (6.02) plus recess x 10'9" (3.28) inc stair case

Ample wall and base units, worktops, built in oven, separate hob and extractor - walk in store room off, stairs to attic rooms

ATTIC BEDROOM 3 14' x 8'5" max (4.27m x 2.57m max)

Door to shower room

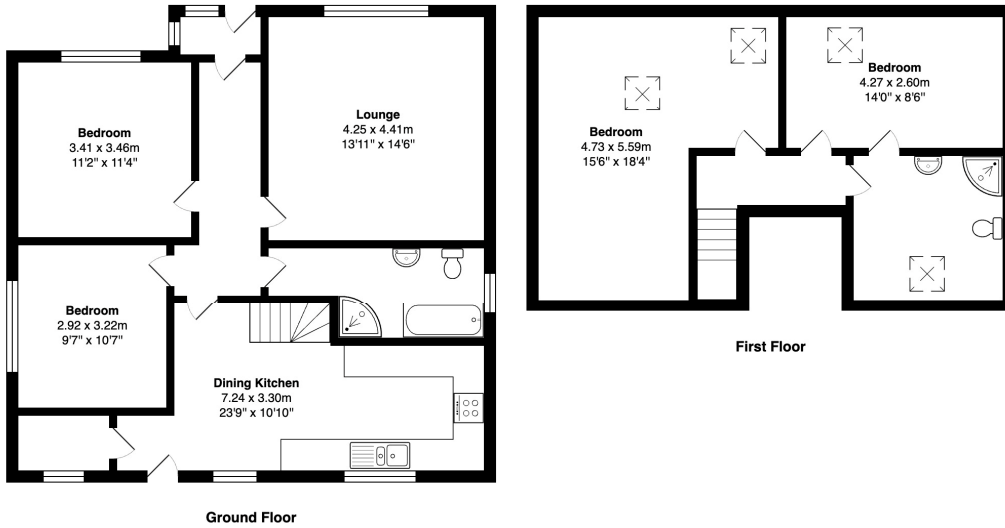
ATTIC BEDROOM 4 18'2" max x 15'5" (5.54m max x 4.7m)

SHOWER ROOM Shower cubicle, wash basin, WC

OUTSIDE Gardens include: low maintenance triangular garden to rear, mature garden to side & front, low maintenance paved garden to side - drive to double garage

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.





Total Area: 126.4 m² ... 1361 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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