



3 Ennerdale Drive, Bradford, BD2 4JD

WOW Factor in abundance!! Here we have a truly impressive FIVE BEDROOM, TWO BATHROOM detached residence, transformed under the direction of the current owners from a modest bungalow. Rest assured the hard work has been done here so YOU don't have to. The discerning buyer will appreciate the myriad of quality, high spec touches which have been applied with aplomb here. If the finish doesn't impress you the 26ft kitchen diner and 22ft dormer bedroom most certainly will. Forming part of this keenly sought after part of BD2 where many homeowners have invested considerable sums to create some fine homes. Contact Robert Watts to arrange YOUR VIEWING today.

£425,000

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COUNCIL TAX Bradford

Band D

TENURE Freehold

ENTRANCE PORCH

HALLWAY Spacious full-length hallway providing access to all ground floor rooms, the staircase to the first floor, and direct access to the rear garden, creating a lovely sense of space and flow throughout the home.

LIVING ROOM 12'2" x 12'6" plus bay (3.7m x 3.8m plus bay)

UTILITY ROOM Housing boiler, plumbed for washing machine

KITCHEN DINER 26' (7.92) max overall x 13' (3.96)

Truly impressive area, ample wall and base units, work tops including breakfast bar / Island unit - quality built in appliances.

BATHROOM four piece suite, fully tiled walls, tiled floor

BEDROOM 1 13'4" (4.06) x 13'2" (4.01) max into bay

BEDROOM 2 12' x 6'9" (3.66m x 2.06m)

BEDROOM 3 10'9" x 8'9" (3.28m x 2.67m)

LANDING Good size landing area

DORMER BEDROOM 22'5" (6.83) max overall x 13'3" (4.04)

Dual aspect generously sized dormer bedroom, offering potential to be utilised as an additional bedroom

DORMER BEDROOM 14'4" x 10'9" (4.37m x 3.28m)

BATHROOM Three piece modern suite, over bath shower and screen, tiled floor

OUTSIDE Drive , low maintenance gardens front and rear

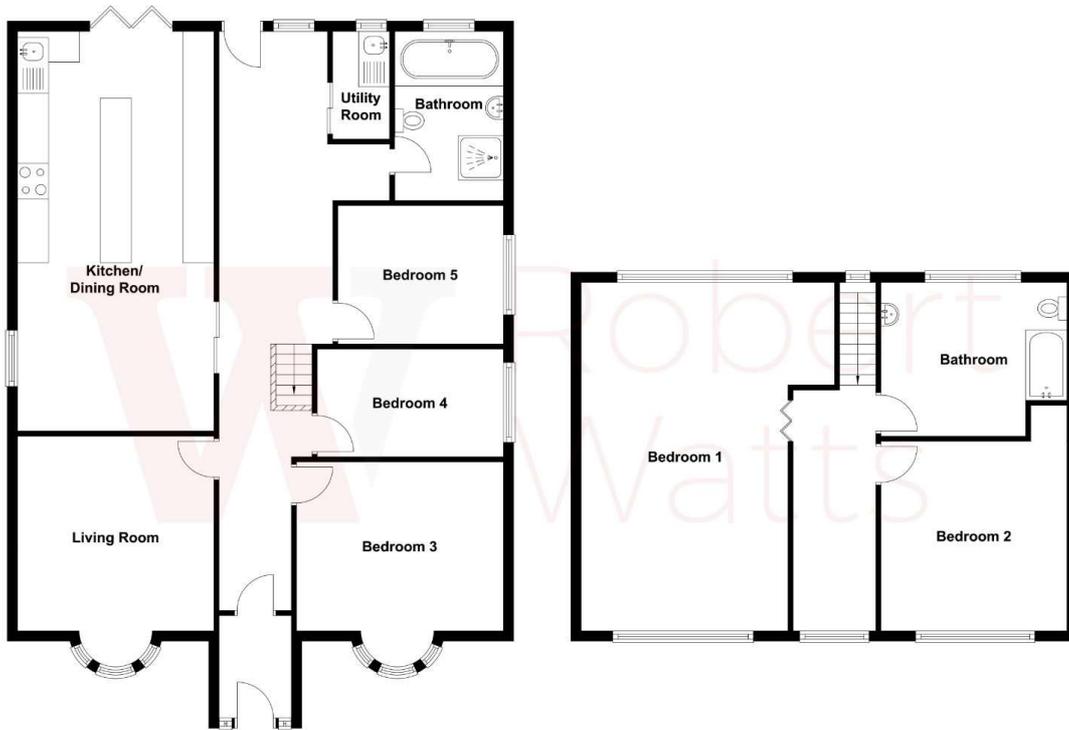
PLANNING PERMISSION This property has been significantly altered, please check with your legal representative that all necessary permissions and regulations were sought and obtained.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		