



21 Paddock Lane, Bradford, BD2 3FN

Barratt homes built around 4 years ago... semi-detached.....This THREE BEDROOM example will appeal to a variety of buyers including first time buyers and young families as there are multiple primary schools within a 1 mile radius. Tasteful décor, parking for 2 cars and a pleasant rear garden further add to the appeal here. Forming part of this ever popular locality, just off Harrogate Road a short walk to LIDL, STARBUCKS, BURGER KING and SCREWFIX to name a few.... Well-placed for travel to both Leeds, Bradford and Apperley Bridge Train Station. A DETAILED inspection is essential to fully appreciate. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £220,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

BUYER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

ENTRANCE HALL W.C off

LOUNGE 14'3" x 14'2" (4.34m x 4.32m)

Understairs store

KITCHEN 15' x 9' (4.57m x 2.74m)

Selection of wall and base units, worktops with built in oven, separate hob and extractor. Integrated fridge freezer, dishwasher and automatic washer. Patio doors to rear

FIRST FLOOR LANDING Access to loft (boarded and access via ladder)

BEDROOM ONE 12'2" x 8'1" max (3.7m x 2.46m max)

Fitted wardrobes

BEDROOM TWO 11'2" x 8' (3.4m x 2.44m)

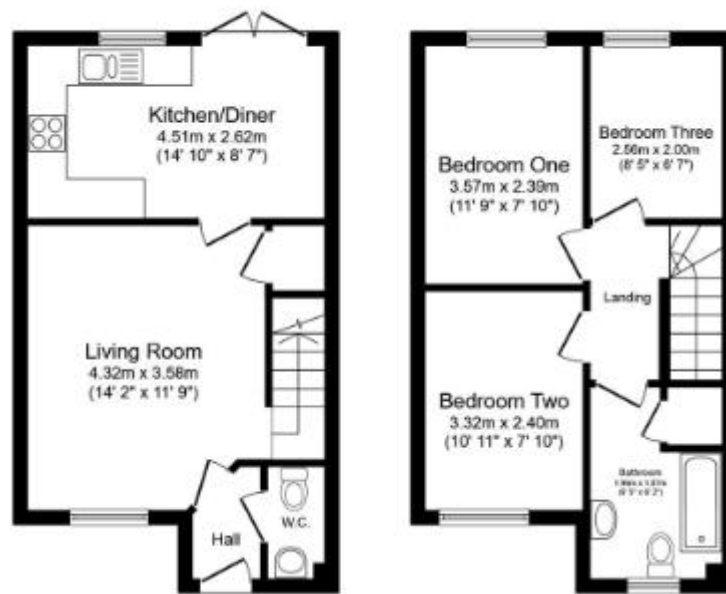
BEDROOM THREE 9' x 6'6" (2.74m x 1.98m)

BATHROOM Three piece white suite with over bath shower and screen and store closet

OUTSIDE Drive for several cars and pleasant rear garden

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.





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		