



15 Paddock Lane, Bradford, BD2 3FN

Barratt homes built semi-detached.....This THREE BEDROOM (master en-suite) 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. 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.

£240,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold**ENTRANCE HALL** Guest WC off**LIVING ROOM** 16'3" max x 11'7" (4.95m max x 3.53m)**KITCHEN DINER** 15' x 10'4" (4.57m x 3.15m)

Modern wall and base units, work tops, sink unit, built in oven, hob and extractor, integrated fridge freezer and dishwasher - useful understairs store

LANDING Access to majority boarded loft space - useful store closet**BEDROOM 1** 11'8" (3.56) plus recess x 8'5" (2.57)**EN-SUITE SHOWER ROOM** Shower cubicle, wash basin and WC**BEDROOM 2** 10'3" x 8'4" (3.12m x 2.54m)**BEDROOM 3** 8'6" x 6'2" (2.6m x 1.88m)**BATHROOM** Three piece white suite, over bath shower and screen**OUTSIDE** Drive for 2 cars to front, pleasant enclosed garden to rear

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: 76.0 m² ... 818 ft²

All measurements are approximate and for display purposes only

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		