



## 18 Brantwood Drive, Bradford, BD9 6QS

Of likely appeal to a variety of buyers including first time buyers and young families. Backing onto Haworth Road Park! This fine THREE BEDROOM, TWO RECEPTION ROOM SEMI-DETACHED has been much improved by the current owners so YOU don't have to! The tasteful and modern interior is further enhanced by: Drive, Garage and pleasant gardens. Offering access to local schools, multiple amenities and handy for travel to Bradford, Allerton, Bingley, Baildon, Wilsden... Contact Robert Watts to arrange YOUR VIEWING today.

**£215,000**

**T** 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk  
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

**f** RWEstateAgents **T** @robertwatts\_

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# 18 Brantwood Drive, Bradford, BD9 6QS

**COUNCIL TAX Bradford**

Band C

**TENURE** Freehold

**ENTRANCE PORCH** Leads to hallway

**LIVING ROOM 15'8" x 11'2" (4.78m x 3.4m)**

French doors lead to dining room

**DINING ROOM 10'7" x 10'1" (3.23m x 3.07m)**

Patio doors to rear garden

**KITCHEN 10'9" x 7'4" (3.28m x 2.24m)**

Range of modern wall and base units, work tops, sink unit, built in oven, hob and extractor - useful understairs store

**LANDING** Access to loft space via pull down ladder

**BEDROOM 1 13'9" (4.2) x 8'2" (2.5) plus robes**

Fitted wardrobes

**BEDROOM 2 10'8" x 9'8" (3.25m x 2.95m)****BEDROOM 3 7'5" x 6' (2.26m x 1.83m)**

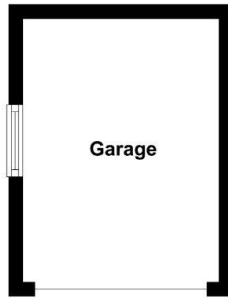
Good size third bedroom

**BATHROOM** Three piece white suite, over bath shower and screen, fully tiled walls and floor

**OUTSIDE** Drive to garage, pleasant gardens front and rear, the rear backing onto Haworth Road Park

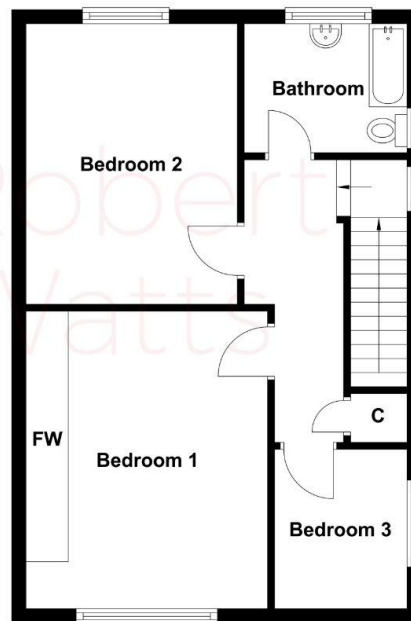
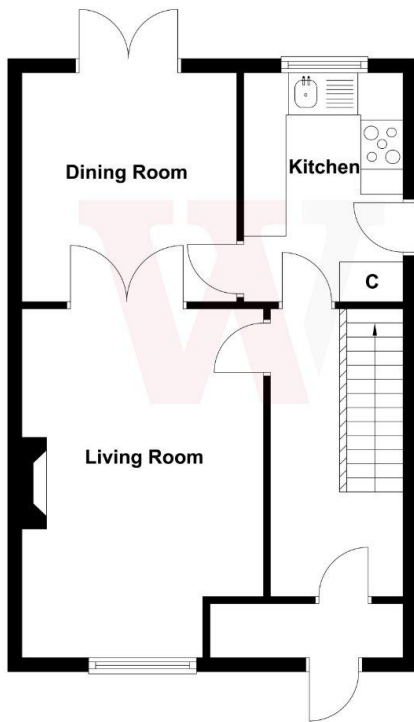
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		