



3 Woodland Crescent, Bradford, BD9 6PE

Mature detached currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. This well-proportioned home is further enhanced by: CONSERVATORY, TANDEM ATTACHED GARAGE, UTILITY ROOM and MATURE GARDENS. Of likely appeal to a variety of buyers including young families, this fine example simply must be viewed internally to fully appreciate. Forming part of this ever popular part of BD9, handy for access to Heaton, Wilsden and Bingley. Previous Planning Permission granted for side extension. Contact Robert Watts to arrange YOUR viewing today.

£299,950

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ENTRANCE HALL Guest WC off

RECEPTION ROOM 1 18'9" x 11' (5.72m x 3.35m)

RECEPTION ROOM 2 10'3" x 8'5" (3.12m x 2.57m)

CONSERVATORY Very pleasant conservatory providing access to the rear garden

UTILITY ROOM Plumbed for washing machine

KITCHEN 12'6" x 8'3" (3.8m x 2.51m)

Selection of wall and base units, work tops, sink unit, built in double oven, separate 5 ring hob, integrated dishwasher and fridge freezer

LANDING Access to loft space, useful over stair store

BEDROOM 1 16'6" max x 11' (5.03m max x 3.35m)

BEDROOM 2 11'2" x 10'4" (3.4m x 3.15m)

BEDROOM 3 9'3" x 8'5" (2.82m x 2.57m)

Good size third bedroom

BATHROOM Four piece suite, fully tiled walls

OUTSIDE Drive to tandem garage, very pleasant mature gardens

PLEASE NOTE Please note 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.

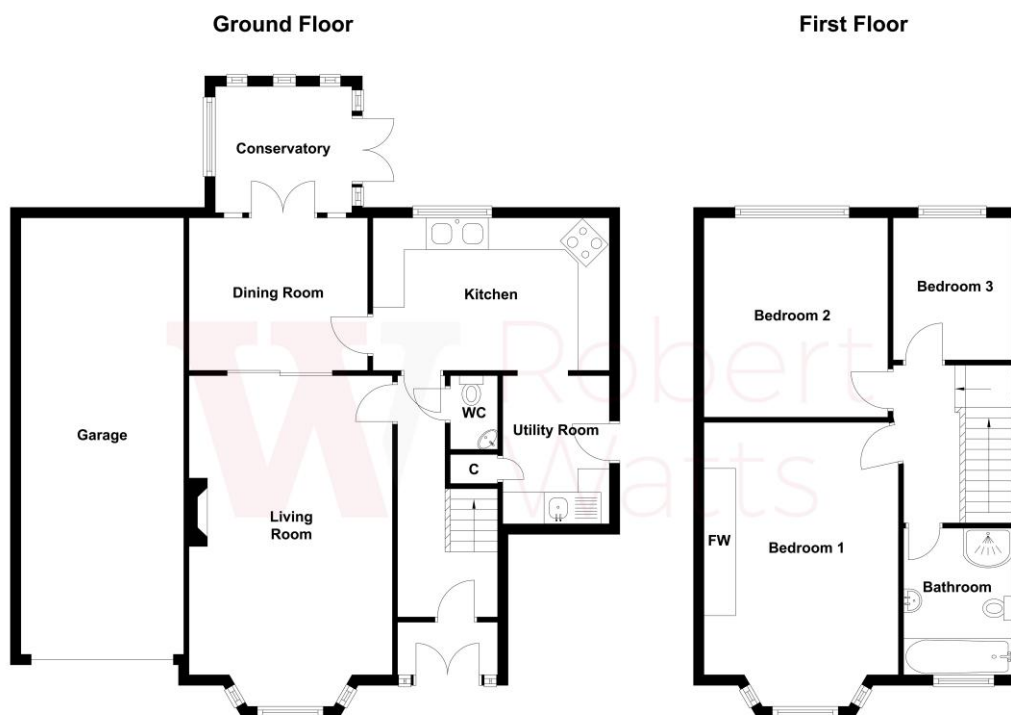
COUNCIL TAX Bradford

Band D with improvement indicator

TENURE Freehold

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		
81-91	B		
69-80	C		
55-68	D	67 D	82 B
39-54	E		
21-38	F		
1-20	G		