



## 10 Cooper Mews, Bradford, BD6 3BR

**\*\* VIEWING ADVISED \*\* CUL DE SAC LOCATION \*\*** Having been recently decorated throughout and new flooring laid in parts is this lovely and spacious MODERN INNER TOWN HOUSE offering versatile accommodation. Briefly comprising: entrance hallway with shower room, store cupboard, utility area, access to the garage (which could be converted subject to permissions) and bedroom four, making this ground floor space an ideal area of multigenerational families or teenage pad! To the first floor is a large lounge and dining kitchen, with THREE BEDROOMS (master en-suite) and family bathroom occupying the 2nd floor. Externally is parking to the front and enclosed lawned gardens to the rear. Situated within the Westwood Park area, well placed for schools and commute.

Asking Price £250,000

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**ENTRANCE HALLWAY** Newly laid flooring leading through to small utility. Two store cupboards, access to the garage and door leading to the rear

**CLOAKROOM** Shower cubicle, sink and W.C

## FIRST FLOOR

**LOUNGE 16'6" x 14'10" max (5.03m x 4.52m max)**

Juliette balcony, decorative panelled walls and media wall

**GARAGE 20'1" x 9'10" (6.12m x 3m)**

Potential to convert subject to permissions

**DINING KITCHEN 16'6" x 13'10" max (5.03m x 4.22m max)**

Large dining kitchen with a selection of wall and base units. Worktops, sink and drainer. Oven, hob, extractor, plumbing for washer and dish washer

## SECOND FLOOR

**BEDROOM ONE 10' (3.05) max x 9'3" (2.82) max**

**ENSUITE** Shower cubicle, sink and W.C

**BEDROOM TWO 12'2" x 7'11" (3.7m x 2.41m)**

Velux window

**BEDROOM THREE 9'9" x 8'6" max (2.97m x 2.6m max)**

Velux window

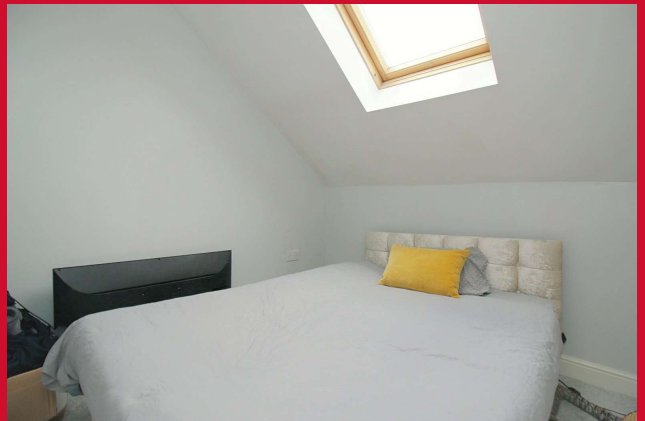
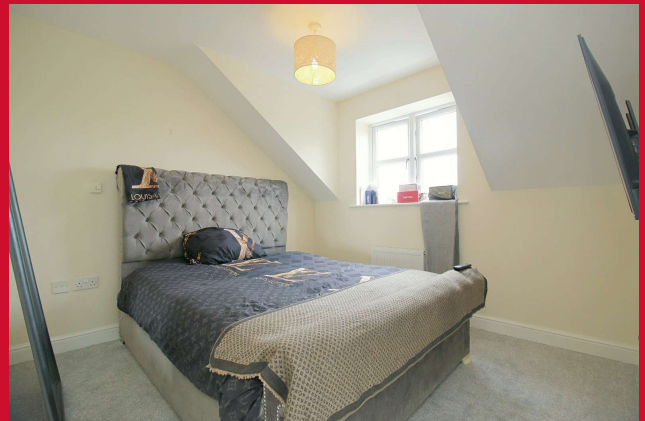
**BATHROOM** Three piece white suite

**GROUND FLOOR BEDROOM FOUR 9'10" x 8'7" (3m x 2.62m)**

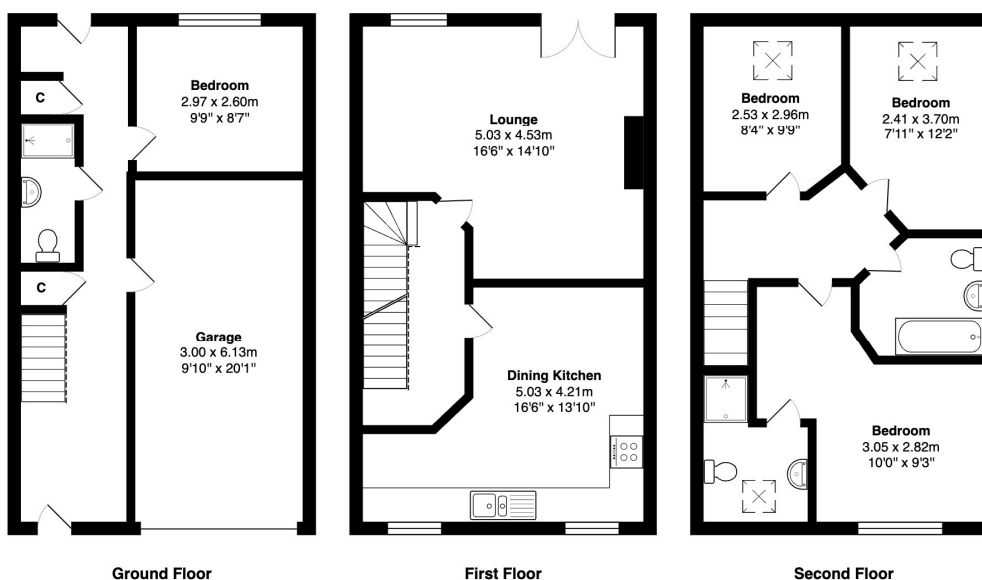
Laminate flooring

**OUTSIDE** Parking to the front and enclosed lawned garden to the 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: 134.6 m<sup>2</sup> ... 1448 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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