



## 12 Westbury Road, Bradford, West Yorkshire, BD6 3NH

**\*\* POPULAR STYLE OF SEMI DEATCHED \*\* LARGE GARDENS TO THE REAR WITH SOUTHERLY ASPECT \*\* MODERN KITCHEN AND BATHROOM \*\*** Viewing strongly advised for this well preseted SEMI DETACHED offering THREE BEDROOM accommodation whcih has been recently redecorated and new carpets laid. Benefitting further from GCH DG well equipped kitchen with patio doors, off street parking and larger than expected gardens to the rear. An Ideal young family/first time purchase with plenty of oppportunity for extension (subject to planning).

**£159,995**

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**FURTHER INFORMATION** Council Tax - Band A

Tenure - Freehold

## **ENTRANCE HALL**

### **LOUNGE 12'10" x 12'6" (3.9m x 3.8m)**

Tastefully decorated with new carpets and wall mounted electric fire.

### **KITCHEN 16'1" x 7'11" (4.9m x 2.41m)**

Modern fitted kitchen with patio doors leading to the rear garden allowing plenty of natural light. Briefly comprising: Selection of wall and base units, worktops with sink and drainer, oven hob and extractor, built in microwave. Plumbing for washer and dishwasher.

**FIRST FLOOR** Landing area with access to the loft via a pull down ladder (power and light).

### **BEDROOM ONE 11'6" x 10' (3.5m x 3.05m)**

### **BEDROOM TWO 10' x 9'3" (3.05m x 2.82m)**

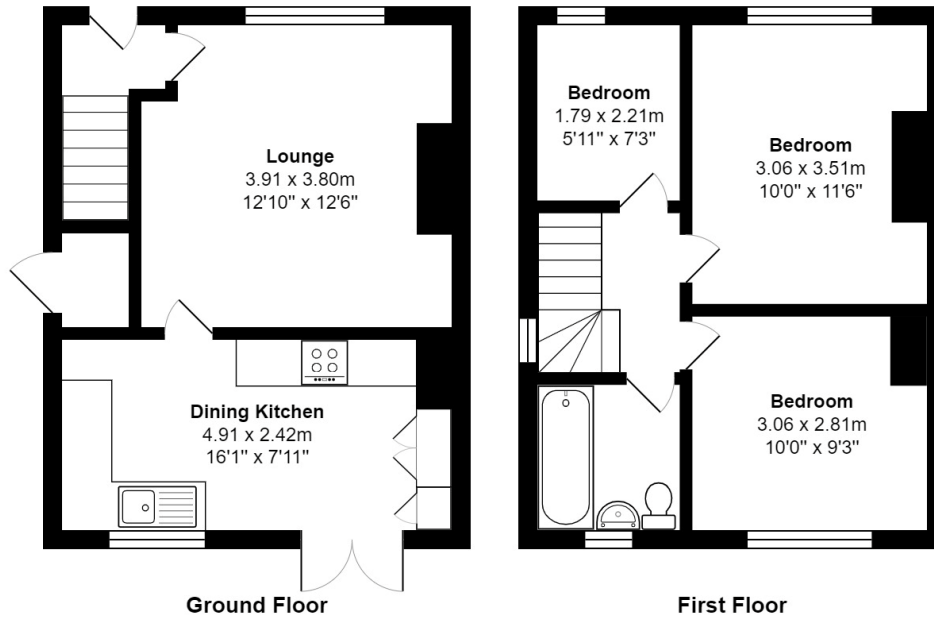
### **BEDROOM THREE 7'3" x 5'11" (2.2m x 1.8m)**

**BATHROOM** Three piece white suite with shower over panelled bath, sink and w/c, part tiled walls

**OUTSIDE** Lawned gardens to the front with paved driveway. Additional paving to the side leading to enclosed large gardens to the rear, mainly laid to lawn with paved seating area having a southerly aspect.

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: 62.7 m<sup>2</sup> ... 674 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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