



15 Winton Green, Woodside, Bradford, BD6 2NW

**** STUNNING INDIVIDUALLY DESIGNED DETACHED PROPERTY ** TUCKED AWAY **** Only upon internal inspection will this lovely family home be fully appreciated. Briefly comprising: Large entrance hallway with cloakroom off and stairs leading to the first floor. 22ft lounge with patio doors leading to the rear, well equipped kitchen opening through to the dining area with built in bar area **PLUS CONSERVATORY!** An ideal space for family entertainment. To the first floor are **THREE BEDROOMS** and house bathroom. Externally the grounds are low maintenance to front and rear, **DOUBLE GARAGE** and driveway allowing parking for several cars **PLUS** options of an additional access from Abb Scott Lane. Situated within this popular residential part of BD6, well placed for schools, walks round Harold Park and commuter links.

£223,000

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HALLWAY Access to lounge, kitchen, W.C and first floor

LOUNGE 22'5" x 10' (6.83m x 3.05m)

Patio doors to the rear

KITCHEN 10'4" x 8'8" (3.15m x 2.64m)

With an array of wall and base units. Worktops, sink and drainer. Gas hob and electric oven. Integrated dish washer, washing machine and fridge freezer. Opening to dining room

DINING ROOM 13'3" x 11'4" (4.04m x 3.45m)

Bi-folding doors opening to the conservatory

CONSERVATORY 11'10" x 9'1" (3.6m x 2.77m)

French door leading to rear garden

W.C Partly tiled with sink and W.C

FIRST FLOOR LANDING AREA

MASTER BEDROOM 14'5" x 10'5" (4.4m x 3.18m)

Modern decoration and flooring

BEDROOM TWO 9'10" x 9'7" (3m x 2.92m)

BEDROOM THREE 10' x 7'8" (3.05m x 2.34m)

BATHROOM 8'1" x 5'4" (2.46m x 1.63m)

Partly tiled with three piece suite comprising panelled bath with shower over, sink and W.C

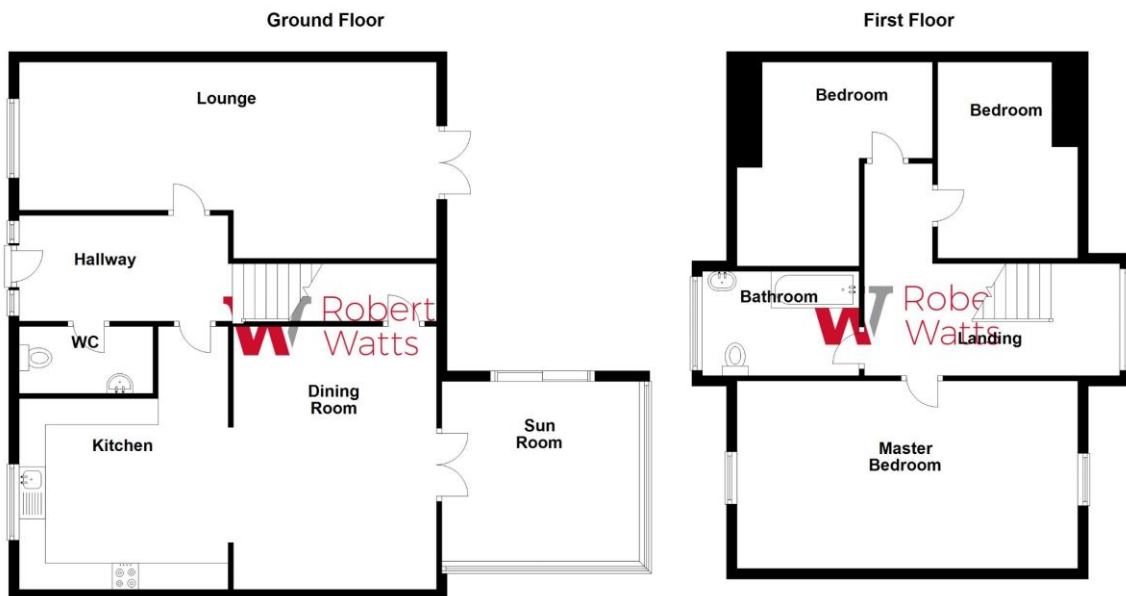
OUTSIDE Accessed through a shared driveway which leads to a private driveway. Block paved and decked patio to the front. To the side is the private driveway leading to detached garage. To the rear is further block paved and decked patio area

FURTHER INFORMATION Council Tax - Band C

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.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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