



3 Flaxen Court, Bradford, West Yorkshire, BD6 1AW

**** EXTENDED TO THE REAR ** OFFERED WITH NO CHAIN **** Ideal first time purchase/young family home and situated within a cul de sac location is this MODERN INNER TOWN HOUSE offering TWO DOUBLE BEDROOMS, modern bathroom, good size lounge and kitchen yet being further enhanced with a single storey extension to rear which provides an additional reception room. Externally are gardens and off road parking to the front with low maintenance gardens to the rear and decked seating area. Well placed for many local amenities on offer and good for commute to the city centre, neighbouring towns and Motorway Networks.

£145,000

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ENTRANCE PORCH

Leading through to the lounge

LOUNGE 17'6" x 12'1" (5.33m x 3.68m)

Good size lounge with feature fireplace, understair store and open stairs to first floor. Tastefully decorated throughout

KITCHEN 12'1" x 6'6" (3.68m x 1.98m)

Fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Oven, hob, extractor, tiled floor and opening through to dining area

DINING AREA 12'1" x 8'6" (3.68m x 2.6m)

A great addition with patio doors leading to the rear gardens. Ideal for entertaining with Velux windows

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 12'1" x 9'10" (3.68m x 3m)

Fitted, open wardrobes

BEDROOM TWO 12'1" x 8'6" (3.68m x 2.6m)

Fitted sliding door wardrobes and cupboard overstairs

BATHROOM

Bespoke bathroom with freestanding bath, vanity style sink and W.C

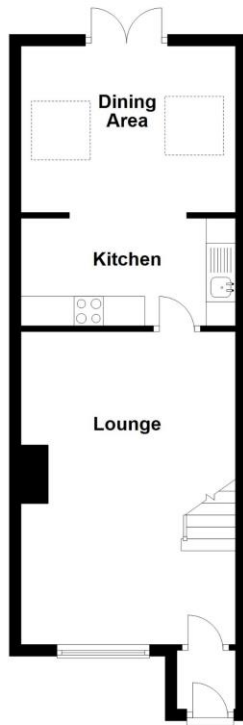
OUTSIDE

Open aspect garden to the front with off road parking. Enclosed garden to the rear with patio area, Astro Turf lawn and decked seating area. Access path to the rear for the property from the front

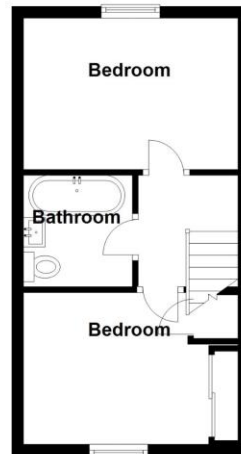
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Total area: approx. 65.0 sq. metres (699.8 sq. feet)

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

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