



### **Plot 3, Wellgarth Gardens, Off Halifax Road, Bradford, BD6 2UG**

Robert Watts Land and New Homes offer for sale this exciting small development of only THREE houses. Consisting of ONE DETACHED and TWO SEMI DETACHED. Situated off Halifax Road and occupies a cul de sac position with a good commute to both Bradford and Halifax.

Detached: Built to offer a modern contemporary feel over 3 levels, with ground floor with integral garage, office/multi purpose room, utility and shower room with toilet. First floor with lounge and a well equipped fitted kitchen and top floor with three bedrooms, house bathroom and en suite to master bedroom. Gardens and parking to the outside with electric charging points with additional benefits include solar panels. Do not miss out on this select site.

**Guide Price £215,000**

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# Plot 3, Wellgarth Gardens, Off Halifax Road, Bradford, BD6 2UG

## GROUND FLOOR

### ENTRANCE HALLWAY

### DOWNSTAIRS W.C

### OPEN PLAN LIVING AREA / KITCHEN 21'5" x 14'2" max (6.53m x 4.32m max)

Open plan living area with storage understairs, with plumbing for washing machine. Patio doors leading to rear. Selection of wall and base units, worktops incorporating breakfast bar, sink and drainer. Oven, hob, extractor and integrated fridge freezer

### FIRST FLOOR

Landing area with store cupboard and stairs to second floor

### BEDROOM TWO 9'3" x 7'7" (2.82m x 2.3m)

### BEDROOM THREE 11'1" x 7'7" (3.38m x 2.3m)

### BATHROOM

White bathroom suite. Vanity unit

## TOP FLOOR

### MASTER BEDROOM 10'9" x 10'9" (3.28m x 3.28m)

Two Velux windows and eave storage

### EN-SUITE

Corner shower cubicle, vanity sink. Heated towel rail

### OUTSIDE

Occupies a cul de sac position at the top of Wellgarth. Open to the front, driveway to the side with electric charging point and gardens to the back

### PLEASE NOTE

The images, floor plans, measurements and information provided is to be used for guidance only and is subject to change. Any interested party is advised to seek full clarification before proceeding

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.



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