



11 Chelker Close, Westwood Park, Bradford, BD6 3WE

£245,000

- FLEXIBLE LIVING ACCOMMODATION
- THREE BATHROOMS
- ENCLOSED REAR GARDEN
- CONTEMPORARY FINISH THROUGHOUT
- FIVE BEDROOM FAMILY HOME
- POPULAR RESIDENTIAL LOCATION
- FOUR DOUBLE BEDROOMS
- GARAGE CONVERTED BEDROOM

11 Chelker Close, Bradford BD6 3WE

*****FIVE BEDROOM FAMILY HOME***** Offered to the market is this **DECEPTIVELY SPACIOUS**, **FIVE BEDROOM** semi-detached home within the Westwood Park development, BD6. The property comes **WELL-PRESENTED** with a **MODERN FINISH THROUGHOUT** and a 'ready to move in' feel. With **FLEXIBLE LIVING ACCOMMODATION** over three floors, the house briefly comprises An entrance hall, two bedrooms, **SHOWER ROOM** and separate utility room to the ground floor, a living room and dining kitchen to the first floor, with three further bedrooms, a family bathroom and en-suite to main bathroom on the second floor. Externally, the property offers **OFF-STREET PARKING** to front with a **FULLY ENCLOSED, LOW MAINTENANCE GARDEN** to rear. Early internal inspections are heavily recommended to appreciate the space on offer with this modern five bedroom semi-detached house.



Council Tax Band: D



Property Description

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Accommodation

Ground Floor

Entrance Hall

A spacious entrance hall leading from a uPVC door to front with access to the downstairs bedrooms, shower room, utility room also comprising a gas central heating radiator and stairs to the first floor.

Bedroom Four

8'3" x 17'4"

A garage conversion providing a generous double bedroom with a double glazed window to front and power.

Bedroom Five

8'8" x 11'3"

A double bedroom to the rear of the ground floor comprising uPVC patio doors to rear and gas central heating radiator.

Shower Room

A white three piece suite with a shower cubicle, w/c, wash hand basin with mixer taps, radiator and window to side.

Utility Room

A convenient utility room with base units, space

and plumbing for washing machine and tumble dryer with a door to rear garden.

First Floor

Living Room

15'5" x 13'7"

A generously proportioned living room with a media wall with built in electric fire, gas central heating radiator and naturally lit via dual aspect double glazed windows to front and side and a Juliette balcony over looking the rear garden.

Dining Kitchen

8'7" x 14'6"

A modern fully fitted kitchen with a mixture of wall and base units with work surfaces over, space and plumbing for fridge freezer and dishwasher, an electric oven with gas hob and extractor over, sink and drainer with double glazed window over, gas central heating radiator and space for dining with double door access to the living room.

Second Floor

Bedroom One

10'3" x 13'6"

A generous main double bedroom comprising fitted wardrobes, gas central heating radiator, a double glazed window and access to en-suite shower room.

En-Suite

A white three piece en-suite consisting of a corner shower cubicle, w/c, wash hand basin with mixer taps and vanity storage under, a double glazed window to side and gas central heating radiator.

Bedroom Two

9'7" x 10'7"

A second double bedroom to the top floor with gas central heating, a double glazed window and built in wardrobe.

Bedroom Three

6'6" x 10'7"

A generous single bedroom with gas central heating, built in storage cupboard and double glazed window.

Family Bathroom

A part tiled, white three piece suite with a bath and mixer taps, wash hand basin, w/c, with gas central heating radiator and extractor fan.

External

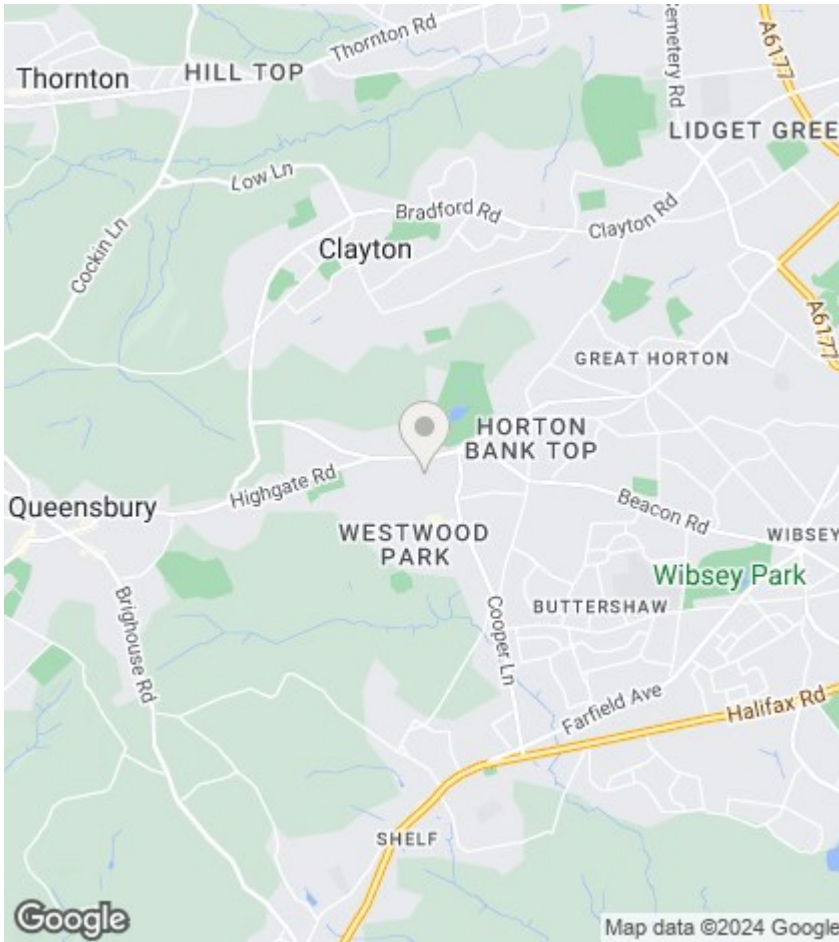
The property benefits from off-street parking to the front with a substantial fully enclosed garden to the rear consisting of decking, turf and stone area making it an ideal family and entertaining space with little maintenance.

Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

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