



69 Siskin Drive, Westwood Park, Bradford, BD6 3YQ

£250,000

- EXTENDED THREE BEDROOM SEMI-DETACHED
- ENSUITE & GROUND FLOOR WC
- CUL-DE-SAC LOCATION
- GARAGE CONVERSION
- OFF-ROAD PARKING
- THREE DOUBLE BEDROOMS
- AN IDEAL FAMILY HOME
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- EARLY VIEWING ADVISED.

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**** EXTENDED THREE BEDROOM SEMI DETACHED ** TASTEFULLY APPOINTED THROUGHOUT ** THREE DOUBLE BEDROOMS ** TWO RECEPTION ROOMS ** SUPERB REAR EXTENSION ** EN-SUITE & GROUND FLOOR WC ** GARAGE CONVERSION - OFFICE/WORKSHOP **** Bronte Estates are delighted to offer for sale this impressive family home, being one of only two of this style of property on Westwood Park! Offering well maintained accommodation and all the family essentials such as two bathrooms, a ground floor WC, three good-sized bedrooms (no box room here!), off-road parking, two reception rooms and a safe enclosed rear garden. The garage has been partially converted to form a good-sized office or workshop, and the property enjoys CCTV, alarm system and a quiet cul-de-sac location. Early viewing is advised.



Council Tax Band: C



Entrance Hall

15'1 x 6'3

Stairs lead off to the first floor and there are doors to the Kitchen, Lounge and WC. Pull-out under-stairs storage cupboards, Hive heating control, alarm panel and a central heating radiator.

Lounge

17'9 max x 15'9 max

A good-sized reception room with two windows to the front elevation and bi-fold doors leading to the rear extension. Two central heating radiators and a pebble style wall mounted electric fire.

Kitchen

11'0 x 8'7

Fitted with a range of wall and base units, laminated working surfaces and complimentary splash-back wall tiling. Integrated appliances include an electric oven, gas hob and extractor above, and there is plumbing for a washing machine and a dishwasher, plus space for a tumble dryer. Breakfast bar, central heating radiator and being open to:

Sun Room Extension

16'6 x 8'9

A superb bright and airy room, currently used for dining and a children's play area. Two Velux roof windows flood the room with light and there are further windows and doors to two sides. Spotlighting, central heating radiator and an exposed beam. French doors lead out to the rear garden. All the windows and doors have integrated blinds that are included in the sale.

WC

A handy ground floor WC with a corner washbasin, panelled walls. central heating radiator and an extractor.

First Floor

A spacious landing area with a feature arched window gives access to the bedrooms. bathroom, a storage cupboard and the loft space.

Bedroom One

11'9 x 10'4

Fitted with two double wardrobes, panelled feature wall, a window to the rear elevation and a central heating radiator.

En-suite

The En-suite has recently been refurbished and enjoys a modern suite with black fittings and accessories, comprising of a shower cubicle with folding door and a rainfall shower, modern washbasin with storage below and a WC. Black radiator, LED mirror, extractor and a window to the rear elevation.

Bedroom Two

10'1 x 8'4

Two windows to the front elevation and a central heating radiator.

Bedroom Three

9'9 x 9'2

Window to the rear elevation, fitted wardrobe and a central heating radiator.

Bathroom

Featuring a white three piece suite, consisting of a corner bath with telephone type taps, WC and a pedestal washbasin. Period style radiator with towel rail, extractor and a window to the front elevation.

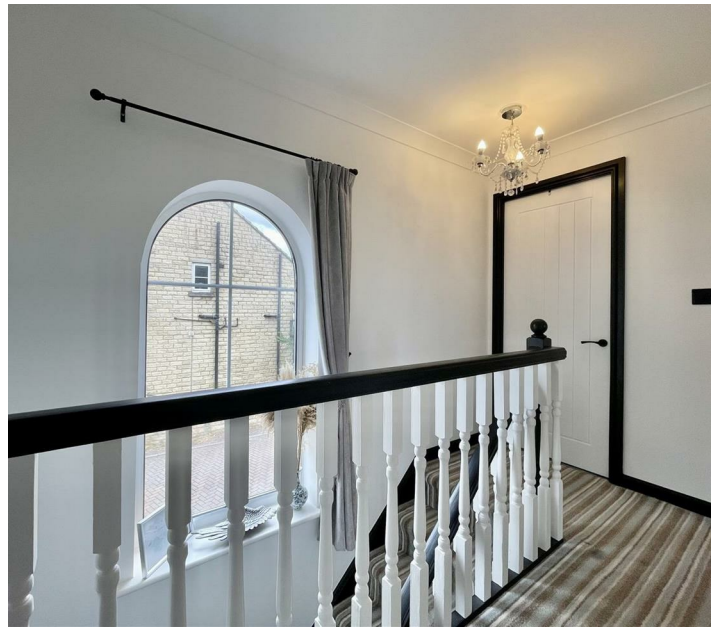
Office / Workshop

11'9 x 8'6

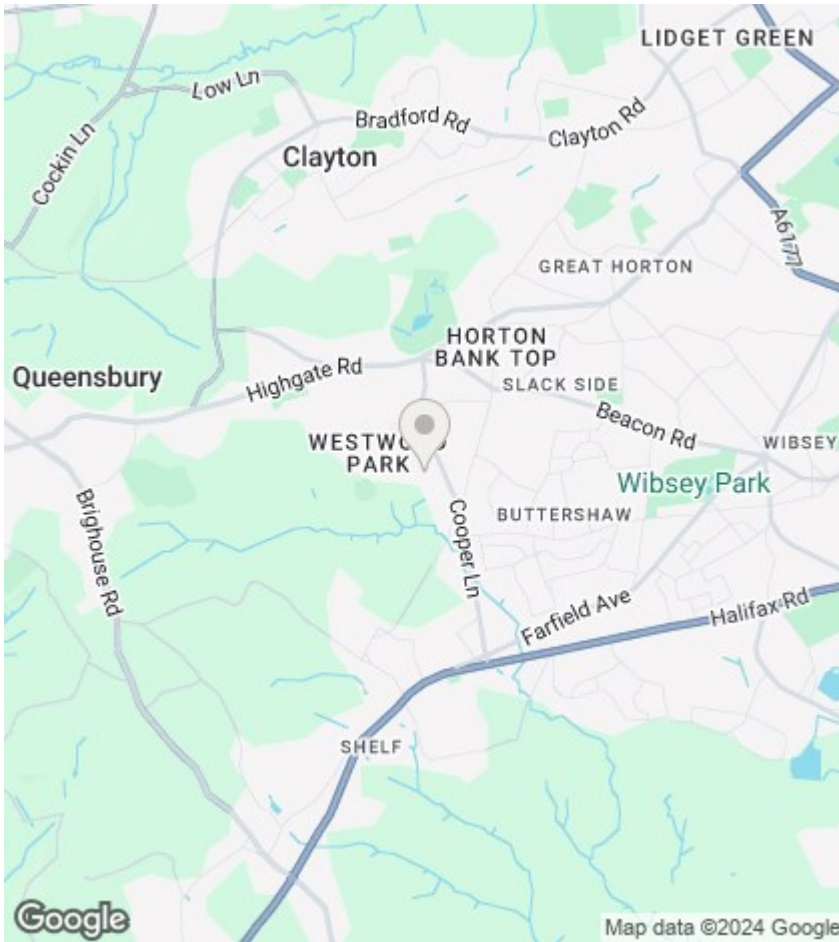
The original garage has been partially converted to create a useful office space or workshop, ideal for homeworking. Accessed through French doors from the rear garden. Power, lighting and independently alarmed. The original garage door is still functional and the front part of the garage can be used for additional storage.

External

The front of the property has a low maintenance gravel area and an open-plan driveway providing off-road parking. To the rear is an enclosed garden with a paved patio, artificial grass, decking and a garden shed.







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

