



10 Siskin Drive, Bradford, BD6 3YQ

£265,000

- MODERN THREE BEDROOM DETACHED
- PRIVATE DRIVEWAY FOR SEVERAL CARS
- KITCHEN-DINER & UTILITY ROOM
- INTEGRAL GARAGE
- OPEN OUTLOOK TO THE FRONT
- CUL-DE-SAC POSITION
- LARGE REAR GARDEN & CONSERVATORY
- POPULAR LOCATION
- WELL PRESENTED THROUGHOUT
- EARLY VIEWING ADVISED

10 Siskin Drive, Bradford BD6 3YQ

**** MODERN THREE BEDROOM DETACHED ** LARGE PLOT WITH PARKING FOR SEVERAL CARS ** CONSERVATORY ** CUL-DE-SAC POSITION ** OPEN OUTLOOK TO THE FRONT **** This nicely presented detached property on the popular Westwood Park development is sure to be popular. Situated at the end of a small cul-de-sac with plenty of parking and no passing traffic. Good sized rear garden, attached garage and potential to extend (subject to planning approval). To the ground floor is a hallway, lounge, dining kitchen, conservatory, WC and the integral garage. To the first floor are three bedrooms, family bathroom and an ensuite to the master bedroom. Early viewing is advised.



Council Tax Band: D



Entrance Hall

Open stairs lead off to the first floor and there are doors to Lounge, WC, Cloaks cupboard and the Dining Kitchen. Central heating radiator.

Lounge

12'5 x 10'5

Bay window to the front elevation, plus a side window, all with bespoke plantation shutter blinds. Central heating radiator.

Dining Kitchen

18'8 x 8'1

A good sized room with designated dining and kitchen space. The kitchen area comprises of a range of fitted base and wall units with laminated working surfaces incorporating a breakfast bar and splash-back wall tiling. Integrated appliances include an electric double oven, induction hob and extractor. There is plumbing for a dishwasher, stainless steel sink and drainer and a window to the rear elevation. The dining area has French doors leading to the conservatory.

Utility Room

Just off the kitchen is a utility room with plumbing for a washing machine, stainless steel sink & drainer and space for a fridge-freezer. A side entrance door leads to a UPVC porch with access to the garden. The central heating boiler is located here and is approx. six months old.

Porch

UPVC side entrance porch.

Conservatory

12'9 x 9'2

A white UPVC conservatory with French doors to the rear garden and a door leading to the garage.

WC

Ground floor WC with washbasin and a window to the side elevation. Central heating radiator.

First Floor

Landing area with open spindle balustrade and an airing cupboard.

Bedroom One

12'5 x 10'9

Window to the front elevation with plantation shutter blind, three-door fitted wardrobe and a door to the ensuite shower room. Central heating radiator.

Ensuite

A recently refurbished shower room comprising of a corner shower cubicle with a rainfall shower and glass sliding doors, pedestal washbasin and a low flush WC. Window to the side elevation and a central heating radiator.

Bedroom Two

9'6 x 8'5

Three-door fitted wardrobe, window to the rear elevation and a central heating radiator.

Bedroom Three

8'6 x 8'5

Window to the rear elevation, access to the loft and a central heating radiator.

Bathroom

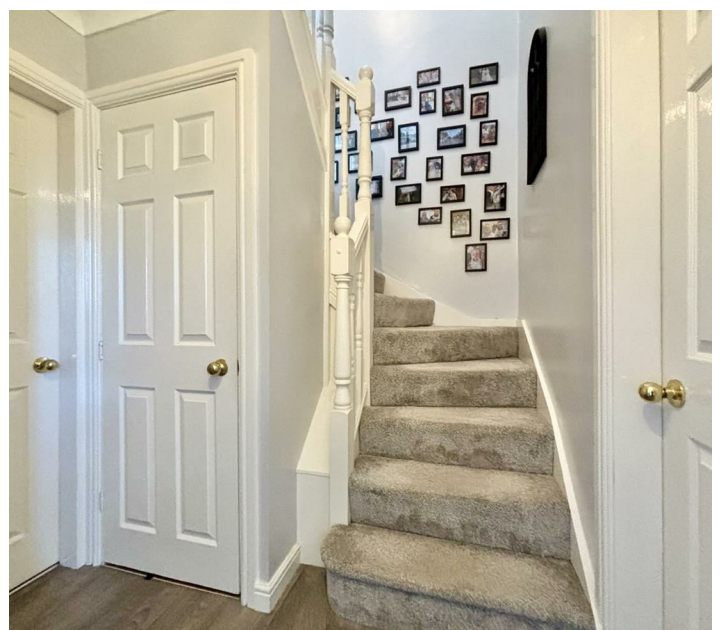
A modern family bathroom comprising of a panelled bath with electric shower over, pedestal washbasin and a low flush WC. Window to the front elevation and a chrome heated towel rail.

External

To the front of the property is a private driveway with easy parking for 3-4 cars. The lawn area could also provide further parking if required. To the rear is a good-sized, enclosed garden consisting of a paved patio seating area, gravelled area and a lawn. There is access down one the side of the property to the rear garden.

Garage

Single attached garage with an 'up and over' door, power, light and an integral door to the conservatory.







Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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