



17 Meldon Way, Bradford, BD6 3WP

£175,000

- THREE BEDROOM END TOWNHOUSE
- AVAILABLE WITH NO CHAIN
- GARDENS FRONT AND REAR
- UPVC DOUBLE GLAZING
- AN IDEAL FIRST TIME BUY
- POPULAR WESTWOOD PARK DEVELOPMENT
- DRIVEWAY TO THE FRONT/SIDE
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- EARLY VIEWING ADVISED

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** MODERN THREE BEDROOM END TOWN-HOUSE ** GARDENS & OFF-ROAD PARKING **
POPULAR LOCATION ** GAS CH & UPVC DG ** Bronte Estates are pleased to offer for sale this
ideal family home on the Westwood Park development in BD6. Enjoying a driveway to the
front/side, enclosed rear garden and a downstairs WC. An ideal first time buy or landlord
investment. Early viewing is advised. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen,
WC, three Bedrooms & Bathroom.



Council Tax Band: B



Entrance Hall

Window to the side elevation, central heating radiator and doors off to the lounge and WC.

Lounge

15'3 x 13'9

Open stairs lead off to the first floor, two central heating radiators, electric fire in a modern surround and a door to the kitchen.

Dining-Kitchen

14'1 x 7'9

Fitted kitchen area and designated dining space with French doors leading out to the rear garden. The kitchen comprises of fitted wall and base units, laminated working surfaces and splash-back tiling. Electric oven, gas hob and extractor above, plus a stainless steel sink and plumbing for a washing machine. Window to the rear elevation and a central heating radiator.

WC

Low flush WC, washbasin, central heating radiator and a window to the front elevation.

First Floor

Landing area with open spindle balustrade and a window to the side elevation. Doors off to the bedrooms and bathroom.

Bedroom One

12'8 x 7'9

Window to the front elevation and a central heating radiator.

Bedroom Two

10'3 x 8'0

Window to the rear elevation and a central heating radiator.

Bedroom Three

9'6 x 5'1

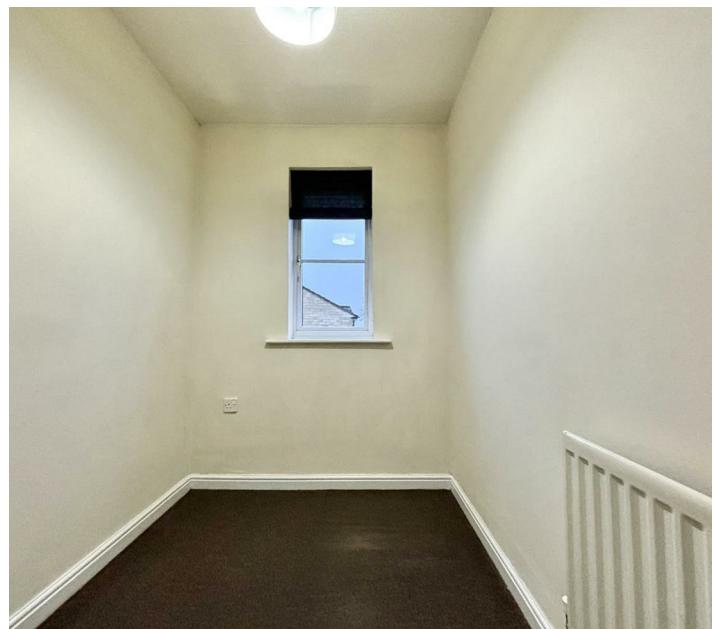
Window to the front elevation, airing cupboard and a central heating radiator.

Bathroom

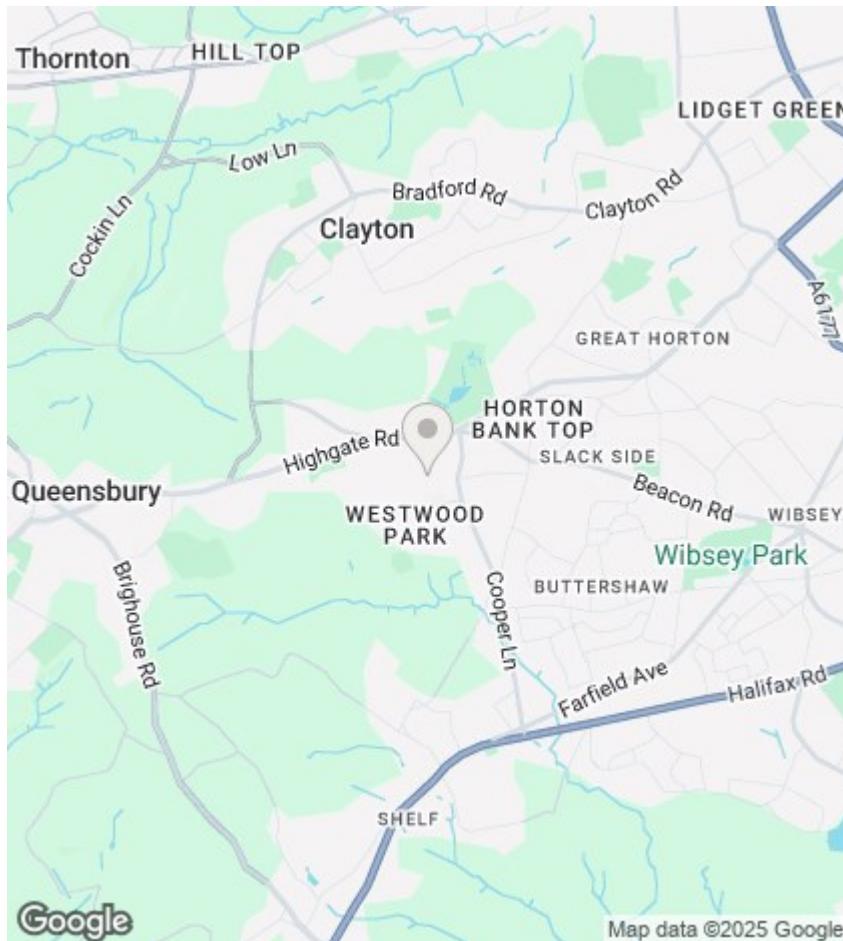
A white bathroom suite comprising of a panelled bath with shower over, washbasin with storage below and a low flush WC. Fitted wall mirror and a window to the rear elevation.

External

To the front of the property is an open plan lawn area, off road parking and a further lawned area to the side. The rear garden consists of a paved patio, lawn and a fenced boundary, with a side gate leading to the driveway.







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 | | 84 |
| (81-91) B | | |
| (69-80) C | | 66 |
| (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 | |