



5 Petrel Close, Bradford, BD6 3YB

£235,000

- MODERN THREE BEDROOM SEMI DETACHED
- WOODLAND OUTLOOK TO THE REAR
- SUPERB REAR GARDEN
- GROUND FLOOR WC & ENSUITE
- CLOSE TO LOCAL AMENITIES
- CUL-DE-SAC LOCATION
- DRIVE FOR 2-3 CARS
- WELL PRESENTED THROUGHOUT
- POPULAR LOCATION
- 'READY TO MOVE IN!'

5 Petrel Close, Bradford BD6 3YB

**** WELL PRESENTED SEMI DETACHED ** THREE BEDROOMS ** MASTER ENSUITE ****
DESIRABLE LOCATION ** WOODLAND OUTLOOK TO THE REAR ** Bronte Estates are pleased to offer for sale this immaculate three bedroom semi detached on the popular Westwood Park development. Benefitting from gardens front and rear, a cul-de-sac location, single garage and off-road parking for two-three cars. To the rear is a good-sized garden backing on to a woodland and offering a good degree of privacy. Early viewing is advised. Briefly comprising of: Hall, Lounge, Dining Kitchen, WC, three first floor Bedrooms, Master with Ensuite and a family Bathroom.



Council Tax Band: C



Entrance Hall

The front entrance door leads into the hallway with doors off to the WC and lounge, plus stairs off to the first floor. Window to the side elevation and a central heating radiator.

Lounge

14'6 x 12'2

Window to the front elevation with integrated blinds, laminate flooring and a central heating radiator.

Dining Kitchen

15'11 x 9'4

A good sized dining kitchen with ample space for a dining table. The kitchen area consists of a range of modern wall and base cabinets with laminated working surfaces incorporating a breakfast bar. There is an integrated dishwasher, plumbing for a washing machine and a double range style gas cooker. Window to the rear and French doors leading out to the garden. Central heating radiator and a useful under-stairs storage cupboard.

WC

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

First Floor

Landing area with open spindle balustrade, window to the side elevation and a fitted storage cupboard.

Bedroom One

14'5 x 8'9

Fitted with a superb range of wardrobes, drawers and cupboards to two walls. Central heating radiator, window to the front elevation and a door to an ensuite shower room.

Ensuite

A fully tiled ensuite comprising of a shower cubicle with a mains powered shower, WC and a washbasin with storage below. Chrome heated towel rail and a window to the front elevation.

Bedroom Two

9'10 x 8'3

Window to the rear elevation with a lovely outlook and a central heating radiator.

Bedroom Three

7'1 x 7'0

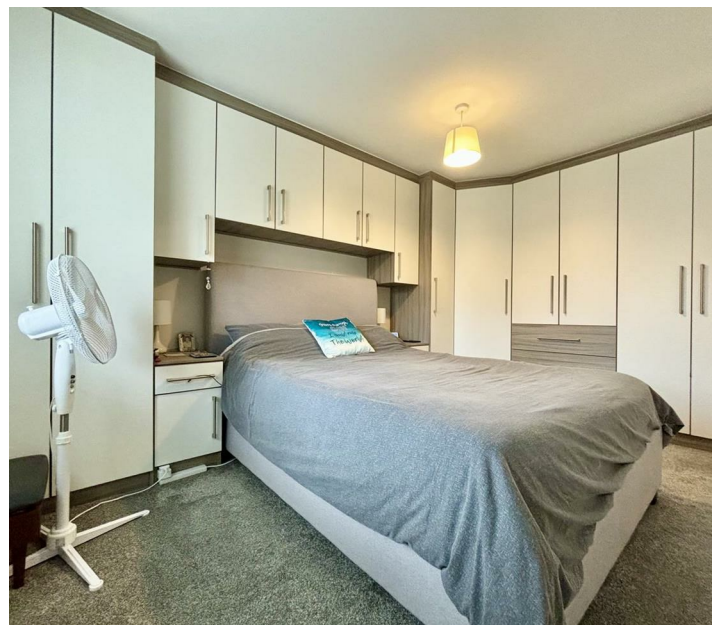
Window to the rear elevation and a central heating radiator. A single bedroom but easily accommodates a single bed, wardrobe and a desk or drawers.

Bathroom

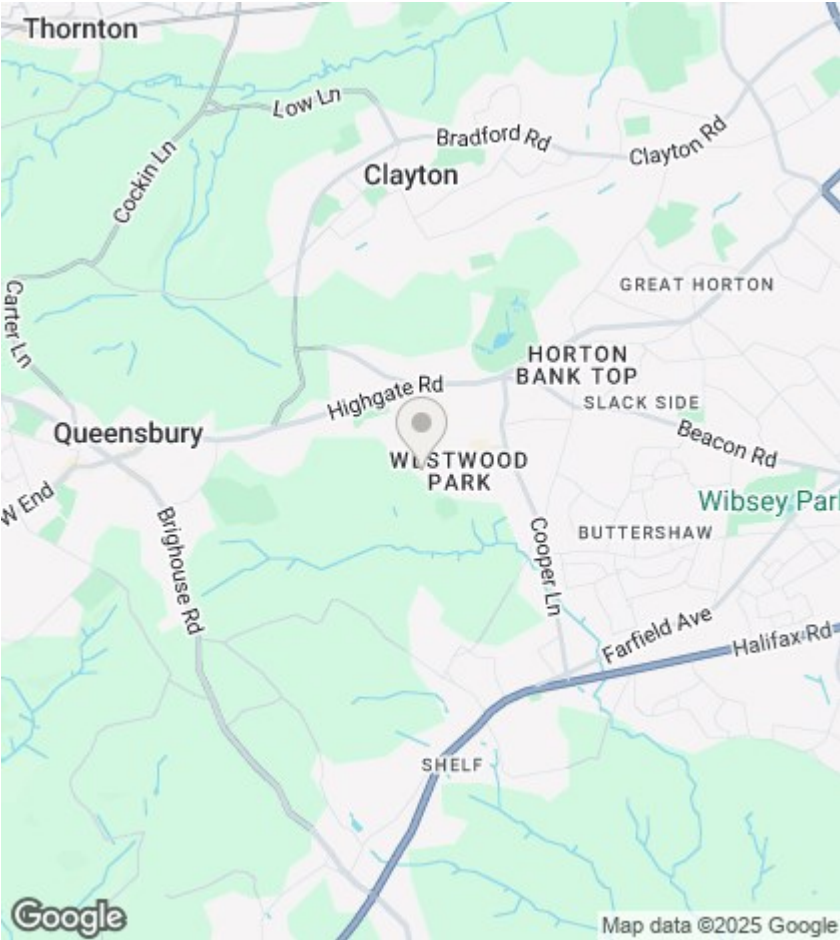
A modern white bathroom suite comprising of a panelled bath with shower tap attachment and glass screen, WC and a pedestal washbasin. Window to the front elevation and a chrome heated towel rail.

External

To the front of the property is an open plan lawn and driveway with parking for two to three cars leading to a detached single garage. A gate leads to the rear garden. To the rear is a good-sized, enclosed garden with two paved patio seating areas, lawn, garden shed, hot and cold outside taps and external power points. A secure gate at the bottom of the garden leads out to a woodland walking trail.







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		86
(69-80) C	74	
(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