



29 Blackshaw Drive, Bradford, BD6 2AY

£160,000

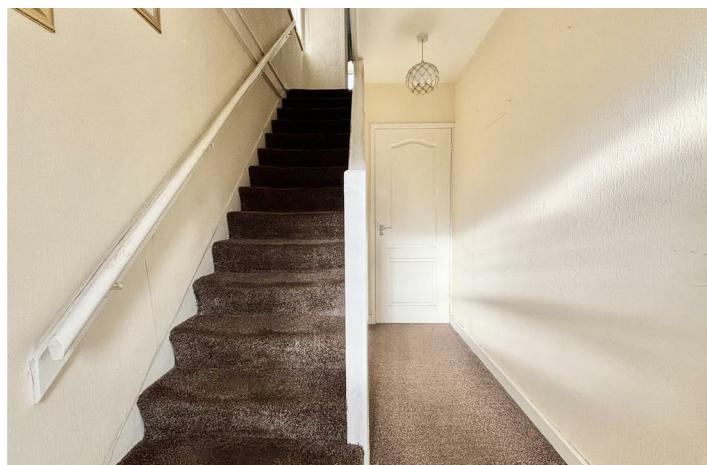
- THREE BEDROOM SEMI-DETACHED
- GENEROUS GARDEN AND DRIVEWAY
- CUL-DE-SAC POSITION
- AN IDEAL FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- EX-LOCAL AUTHORITY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ATTENTION LANDLORDS
- EARLY VIEWING ADVISED

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** EX LOCAL-AUTHORITY THREE BEDROOM SEMI DETACHED ** LARGE 21' DINING KITCHEN
** OFF-ROAD PARKING ** SUMMER HOUSE & BRICK OUT-HOUSE ** GAS CENTRAL HEATING &
UPVC DOUBLE GLAZING ** Bronte Estates are delighted to offer for sale this ideal family home in
the Buttershaw area on Bradford. Set on a corner plot with good sized gardens and offering 'ready
to move in' accommodation. Briefly comprising of: Entrance Hall, Lounge, Dining-Kitchen, three
first floor Bedrooms and a family Bathroom. Early viewing is advised.



Council Tax Band: A



Hall

Stairs off to the first floor, doors to the lounge and kitchen, under-stairs storage cupboard and a central heating radiator.

Lounge

14'7 x 11'0

Adam style fireplace with marble inlay and an electric fire, window to the front elevation and a central heating radiator.

Dining-Kitchen

21'3 x 11'0

A large kitchen with designated space for dining. Fitted with a range of base and wall units, stainless steel sink & drainer, plumbing for a washing machine and a useful pantry cupboard. Three windows to the rear elevation, central heating radiator and the central heating boiler. Exterior door to the side elevation.

First Floor

Landing area with a window to the side elevation, access to the loft space and a doors off to the bedrooms and bathroom.

Bedroom One

14'7 x 11'0

Two windows to the rear elevation, fitted wardrobe with storage above and a central heating radiator.

Bedroom Two

14'3 x 11'0

Window to the front elevation and a central heating radiator.

Bedroom Three

8'9 x 7'8

Window to the front elevation, fitted wardrobe/storage and a central heating radiator.

Bathroom

A white bathroom suite consisting of a panelled bath with a mains powered shower over, pedestal washbasin and a low flush WC. Window to the rear elevation and a central heating radiator.

External

To the front of the property is a gated driveway, lawn and flowerbed. A lockable gate to the side

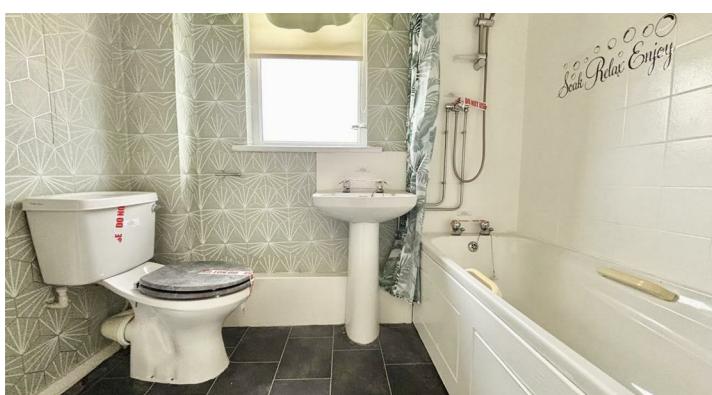
leads to a bin store area and the side entrance door. To the rear is an enclosed garden, with a lawn, decking, gravel areas, summerhouse and a substantial brick built storage room.

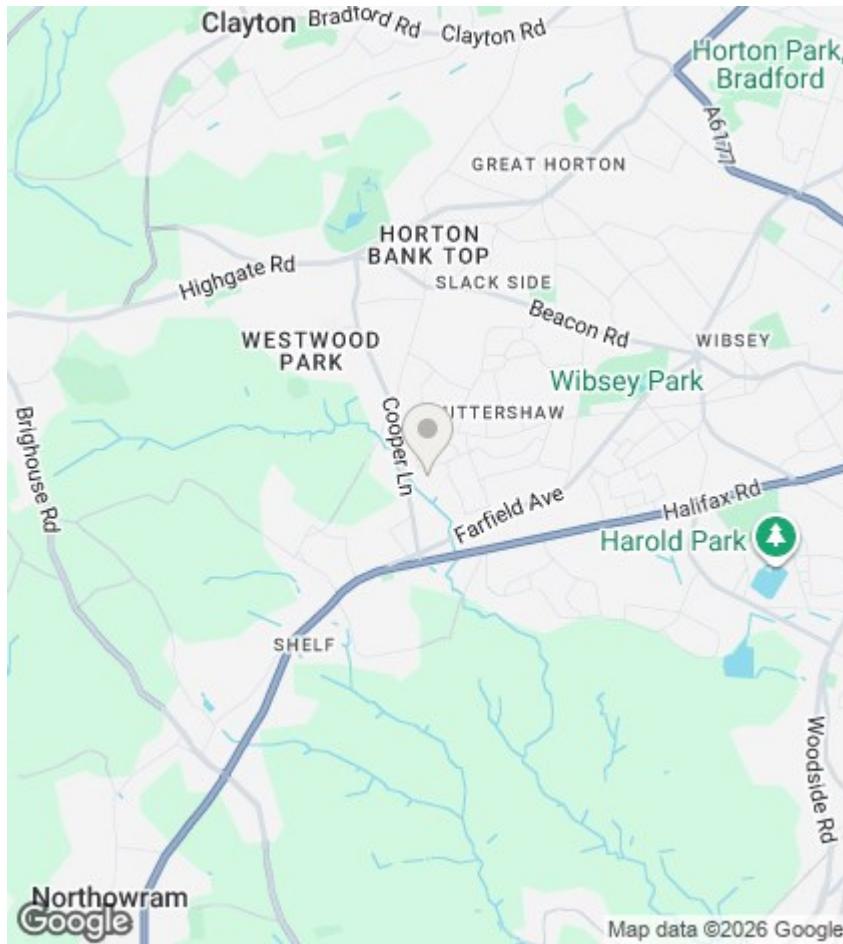
Please Note

This sale is subject to Probate being finalised. Energy Performance Certificate to follow.

This property is a non-standard construction 'pre-fab' known as an 'Edwin Airey' home.







Directions

Viewings

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

EPC Rating:

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