



21 Wastwater Drive, Bradford, BD6 2TN
£140,000

A spacious TWO BEDROOM semi detached located on a pleasant cul-de-sac. The property is well presented and benefits from gardens to front and rear, drive way and garage providing ample off road parking.

Ideally positioned in a popular residential area this semi detached would make an ideal first time buy or buy to let. Set on a good size plot with gardens, garage and off road parking the property boasts generously sized rooms and modern fixtures and fittings throughout.

EPC RATING - C

COUNCIL TAX BAND - A

ENTRANCE PORCH

Useful entrance area.

GROUND FLOOR

KITCHEN

Modern fitted wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink with mixer tap. Integrated electric oven with ceramic hob and extractor over. Karndean flooring, central heating radiator, double glazed window and plumbing for a washing machine. Stairs to the first floor.

LOUNGE/DINING

A large main reception room with room for sitting and dining. Double glazed sliding doors which open to the rear garden. Karndean flooring and a central heating radiator.

FIRST FLOOR

LANDING

Access to part boarded loft.

BEDROOM

Double bedroom to the rear elevation with a double glazed window and central heating radiator.

BEDROOM


A second double bedroom, this one to the front elevation with fitted storage, a double glazed window and central heating radiator.

BATHROOM

A splendid fitted bathroom suite in white comprising of a sink and W.c in a stylish vanity combination unit and bath with shower over. Vinyl flooring and double glazed window.

EXTERNAL

Generously sized plot with a long drive to the side leading to a detached garage. To the front, an enclosed, low maintenance pebbled garden and to the rear a patio, artificial turf and a raised decking area.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 