



9 Quail Avenue, Bradford, BD6 3XT
£950 Per Calendar Month

An immaculately presented TWO/THREE BEDROOM semi detached located on the popular Westwood Park Development. Finished to a high standard the property offers versatile living to suit a wide range of potential tenants.

COUNCIL TAX BAND - B

EPC RATING - C

GROUND FLOOR

ENTRANCE

Central heating radiator.

LOUNGE

Pleasant lounge with a double glazed window, central heating radiator, useful under stairs storage and high quality flooring.

DINING KITCHEN

Splendid range of fitted wall and base units with a contrasting work surface over. Integrated appliances include a fridge freezer, dishwasher, wine cooler and electric oven with gas hob and extractor fan over. There is space for a dining table, a double glazed window, central heating radiator, tiled flooring and patio doors opening to the rear garden.

SITTING ROOM/BEDROOM THREE

Ground floor room which could be used as a third bedroom with two double glazed windows, a central heating radiator and high quality flooring.

UTILITY ROOM

Fitted wall and base units with a contrasting worksurface over incorporating a stainless steel sink and mixer tap. Tiled flooring, double glazed window and central heating radiator.

WC

Low flush wc and hand wash basin in white. Tiled flooring and double glazed window.

FIRST FLOOR

LANDING

Double glazed window and loft access.

BEDROOM

Double bedroom to the front elevation with a double glazed window, central heating radiator and storage cupboard.

BEDROOM

To the rear elevation with a double glazed window and central heating radiator.

BATHROOM

High quality fitted three piece bathroom suite in white comprising of a bath with shower and screen over, low flush wc and hand wash basin on a vanity unit. Tiled flooring, double glazed window and heated towel rail.

EXTERNAL

There is an enclosed garden to the rear with decking, patio and lawn. To the side a useful garden shed and further established gardens to the front.

