



- SOUGHT AFTER WESTWOOD PARK LOCATION
- EXECUTIVE DETACHED
- WELL MAINTAINED
- 2 RECEPTION ROOMS

Condor Close, Clayton Heights, Bradford, BD6 3XG

£340,000

| EXECUTIVE DETACHED HOME | CUL-DE-SAC setting | Four bedrooms | Deceptive | 2 RECEPTION ROOMS | VERY SOUGHT AFTER WESTWOOD PARK LOCATION | Dining Room | Kitchen | Utility room | Bathroom & Ensuite | Rear patio & garden | Driveway for two- four cars | Double Glazing | Gas Central Heating | Alarm |



Property Description

DESCRIPTION

Righthaus are truly proud to offer this 4 BEDROOM DETACHED property that has been MAINTAINED TO AN EXCEPTIONALLY HIGH standard in the SOUGHT AFTER LOCATION of WESTWOOD PARK. The home benefits from Living Room, Dining room, Dining Kitchen, Utility room, 4 Bedrooms, Ensuite shower room, Driveway, Gas Central Heating & Double Glazing.

Comprises of: Hallway, lounge, w.c., dining kitchen, dining room, utility room, staircase to first floor landing giving access to four bedrooms (master with ensuite shower room) & family bathroom. This home Benefits from Alarm, Double Glazing, Gas Central Heating throughout.

Externally the property has front garden with lawn and planting areas and driveway that leads to the integral single garage.

To the outside is front lawn and double driveway whilst to the rear is a large lawn, patio and border planting area.

LOCATION

Westwood Park is a highly sought after location with close proximity to the array of shops in and around the Wibsey, Clayton and Queensbury village including supermarkets, health centres, restaurants, banks and many more. Also only a few miles from the motorway networks, low moor train station and situated in the middle of bus routes to Leeds, Bradford and beyond.

VIEWINGS

This property is expected to be immensely popular, so Righthaus would advise any potential buyers to contact us immediately to book an internal viewing on 01274 813500.

LOUNGE

14' 9" x 14' 5" (4.50m x 4.41m) The lounge features a bay window





to the front, overlooking the cul de sac and also benefits from gas central heating, gas fire and double glazing.

DINING ROOM

12' 3" x 8' 3" (3.75m x 2.54m) The Dining room features french doors opening with access to the rear garden and patio and also benefits from gas central heating and double glazing.

DINING KITCHEN

14' 5" x 9' 5" (4.41m x 2.89m) Open style with a dining area. The kitchen has an array of wall and base unit's as well as a good amount of workspace, 1 bowl sink unit with drainer, gas hob, electric oven, Gas Central Heating and Double Glazing.



UTILITY ROOM

6' 7" x 6' 0" (2.03m x 1.84m) The utility room has an array of base unit's as well as a good amount of workspace, 1 bowl sink unit with drainer, plumbing for an automatic washing machine, condensing dryer and further benefits from Double Glazing and side door leading to the rear garden.

W.C.

Part tiled W.C. comprising of 2 piece suite including low level W.C. and pedestal hand basin. Also benefitting from Gas Central Heating and Double Glazing.

ENTRANCE HALL

Spacious hallway giving access to the lounge, kitchen, dining room, W.C., and staircase to the first floor.

STAIRCASE AND LANDING

The staircase gives way to the landing, with the landing giving access to the four bedrooms and house bathroom.

MASTER BEDROOM

14' 5" x 9' 7" (4.41m x 2.93m) Modern decor and carpet. Benefitting from modern fitted wardrobes, an En-Suite shower room, Double Glazing and Gas Central Heating.

ENSUITE



7' 11" x 5' 6" (2.42m x 1.70m) Part tiled Ensuite shower room comprising of 3 piece suite including low level W.C., pedestal hand basin and shower cubide. Also benefitting Gas Central Heating and Double Glazing.

BEDROOM 2

11' 9" x 8' 2" (3.60m x 2.50m) Well maintained décor and carpet. Benefitting from modern fitted wardrobes, Double Glazing and Gas Central Heating.

BEDROOM 3

10' 2" x 7' 0" (3.11m x 2.14m) Well maintained décor and carpet. Benefitting from modern fitted wardrobes, Double Glazing and Gas Central Heating.

BEDROOM 4/ STUDY

7' 10" x 7' 7" (2.41m x 2.32m) Well maintained décor and carpet. Benefitting from Double Glazing and Gas Central Heating.

FAMILY BATHROOM

6' 8" x 6' 7" (2.05m x 2.02m) Part tiled family bathroom comprising of 3 piece suite including panelled bath, low level W.C., pedestal hand basin and shower over bath. Also benefitting Gas Central Heating and Double Glazing.

EXTERNALLY

To the outside is front lawn with border planting areas and double driveway that leads to the single garage, whilst to the rear is a lawn, patio and border planting area.

DISCLAIMER

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

FREEHOLD

Our client has advised us that this property is Freehold, this

information should be verified by your solicitor prior to proceeding with any purchase. Please contact the office for any further details.

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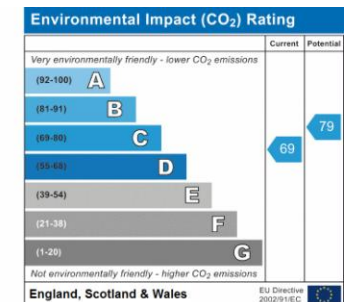
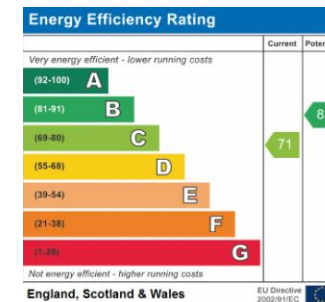
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208 High Street, Wibsey, Bradford, West Yorkshire, BD6 1QP

01274 813500 | wibsey@yourrighthaus.co.uk

YourRighthaus.co.uk

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