



10 Ullswater Drive, Bradford

Bradford

£169,995

\*\*\*VIRTUAL TOUR\*\*\* Modern 3-bed semi-detached house in a sought-after cul-de-sac. Features 2 reception rooms, double driveway, sunny rear garden. Stylish interiors. Low maintenance front garden. Peaceful oasis with lawn and patio. Perfect for outdoor living. Tick all the boxes for modern living.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- \*\*\* VIRTUAL TOUR\*\*\*
- SEMI-DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SOUTH WESTERLY FACING REAR GARDEN
- POPULAR CUL-DE-SAC
- MODERN THROUGHOUT
- DOUBLE DRIVEWAY





### **Kitchen**

9' 7" x 8' 4" (2.92m x 2.55m)

The kitchen is equipped with a variety of wall and base units, providing ample storage space. Additionally, there is a generous amount of workspace available. You will also find a convenient 1 bowl sink unit with a drainer, a gas hob, an electric oven, integrated dishwasher, as well as the added comfort of gas central heating and double glazing.

### **Lounge**

16' 4" x 10' 10" (4.97m x 3.30m)

The Dining room is adorned with an elegant door that open up to provide access to the beautiful rear garden, this also allows for ample natural light to fill the space. It benefits from gas central heating, ensuring a cozy and comfortable atmosphere during colder months. The gas fire adds an extra touch of warmth and ambiance to the room and double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment.

### **Reception room 2**

16' 8" x 6' 11" (5.09m x 2.11m)

The lounge features a bay window, which allows for ample natural light to fill the space. It benefits from gas central heating, ensuring a cozy and comfortable atmosphere during colder months. The double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment.

### **Stairs and landing**

Giving access to the three bedrooms and house bathroom.





### Master bedroom

10' 2" x 8' 4" (3.09m x 2.54m)

The bedroom boasts a lovely modern decor and is adorned with plush carpeting. It is equipped with the convenience of modern fitted wardrobes, as well as the comfort of gas central heating and double glazing.

### Bedroom 2

8' 3" x 6' 4" (2.52m x 1.94m)

The bedroom boasts a lovely modern decor and is adorned with plush carpeting. It is equipped with the convenience of modern fitted wardrobes, as well as the comfort of gas central heating and double glazing.

### Bedroom 3

8' 0" x 9' 9" (2.44m x 2.05m)

The bedroom boasts a lovely modern decor and is adorned with plush carpeting. It is equipped with the convenience of modern fitted wardrobes, as well as the comfort of gas central heating and double glazing..

### Bathroom

7' 8" x 5' 5" (2.33m x 1.66m)

The family bathroom is partially tiled and features a 3-piece suite, which includes a panelled bath, a low level W.C., a pedestal hand basin, and a shower over the bath. Additionally, this bathroom offers the convenience of gas central heating and double glazing.



### FRONT GARDEN

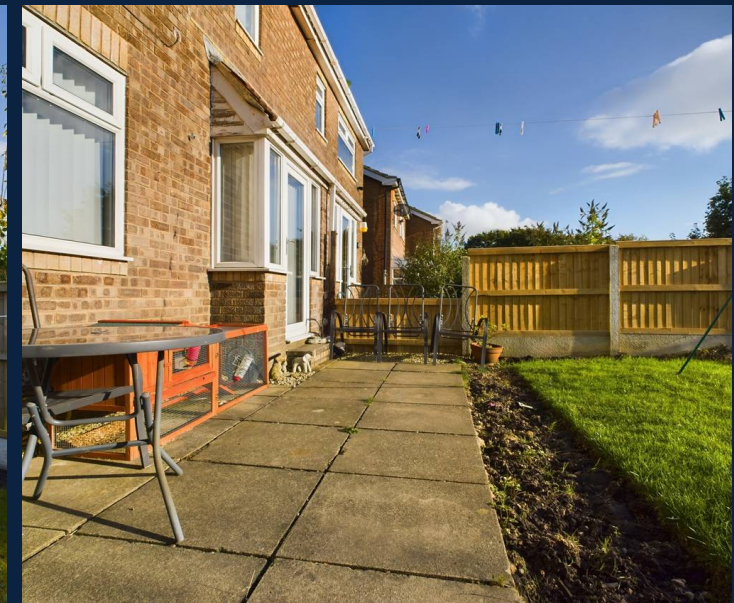
To the front of the property is a low maintenance pebbled bed that can also be used as an extra parking space.

### GARDEN

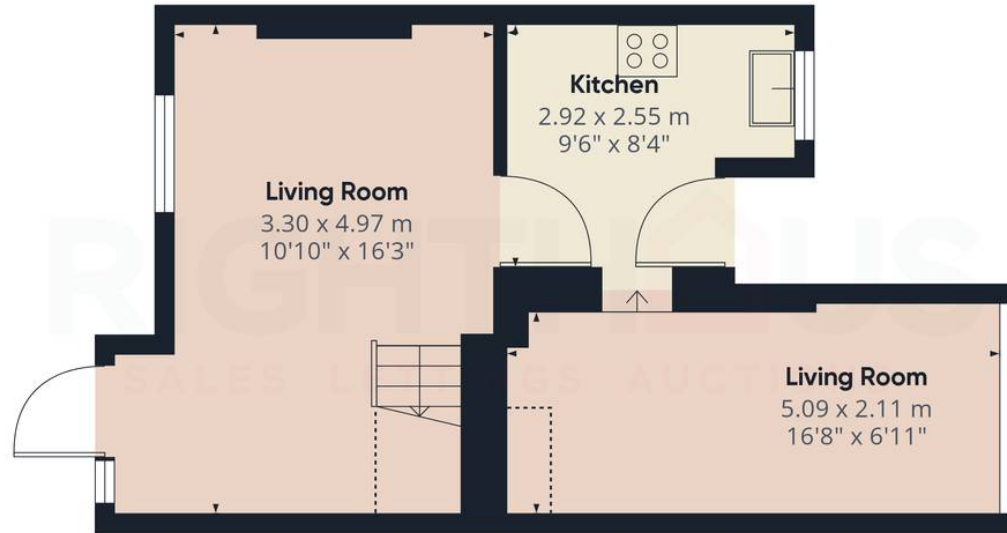
The rear garden has a desirable south westerly facing and benefits from a well kept lawn, border planting areas and paved patio.

### DRIVEWAY

2 Parking Spaces







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

58.96 m<sup>2</sup>

634.64 ft<sup>2</sup>

**Reduced headroom**

1.17 m<sup>2</sup>

12.59 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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