



10 Peterson Court Bradford



3 Bedroom House - Detached £249,995

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

10 Peterson Court, Odsal, Bradford, West Yorkshire, BD6 1DZ

GROUND FLOOR:

Entrance Porch:

Access via a front entrance door, double glazed window, an ideal space for coats and boots

Store Room:

A large storage room

Entrance Vestibule:

Double glazed window, central heating radiator

Living Room:



Double glazed window, central heating radiator, television point, modern electric fire (may be included subject to offer)

Inner Hallway:

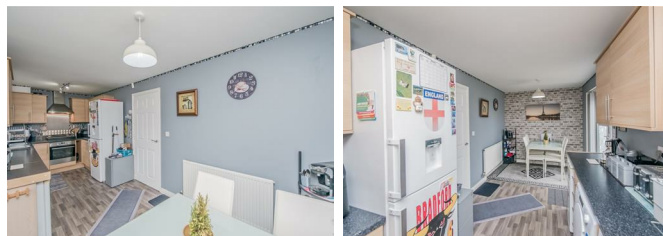
Stairs rising to the first floor, access to the ground floor accommodation, central heating radiator

Cloakroom / WC:



A modern white suite comprising of a low flush WC, wash basin & central heating radiator

Fitted Dining Kitchen:



Double glazed patio doors opening onto the rear garden, central heating radiator, ample space for a dining table and chairs, a modern range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, four burner gas hob, extractor hood, plumbing for an automatic washing machine, space for an American style fridge / freezer, freezer and other white goods, an inset stainless steel 1 1/4 bowl sink and drainer

FIRST FLOOR:

Landing:

Double glazed window, airing / storage cupboard, access to the first floor accommodation

Master Bedroom:

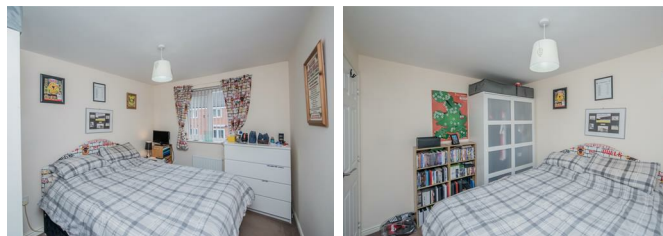


Double glazed window, central heating radiator

En-suite Shower Room / WC:

Double glazed window, a glazed shower cubicle with a plumbed shower, wash basin, low flush WC, extractor fan, central heating radiator

Bedroom Two:



Double bedroom, double glazed window, central heating radiator

Bedroom Three:



Double bedroom, double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath, wash basin, low flush WC, central heating radiator, extractor fan

TO THE OUTSIDE:

Gardens:



The front garden is open plan and has some planting / shrubs. The rear garden is a good size, enclosed and has a paved patio / seating area, a lawn and an outside tap

Off Street Parking:



A good sized driveway provides useful off street parking for two family sized cars

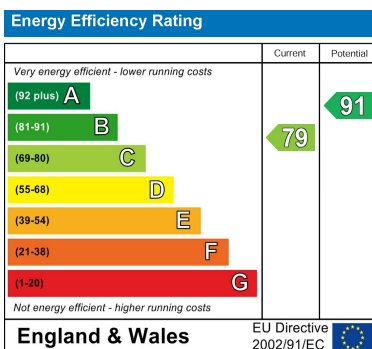
Council Tax Band / EPC Rating:

Council Tax Band: D / EPC Rating: C

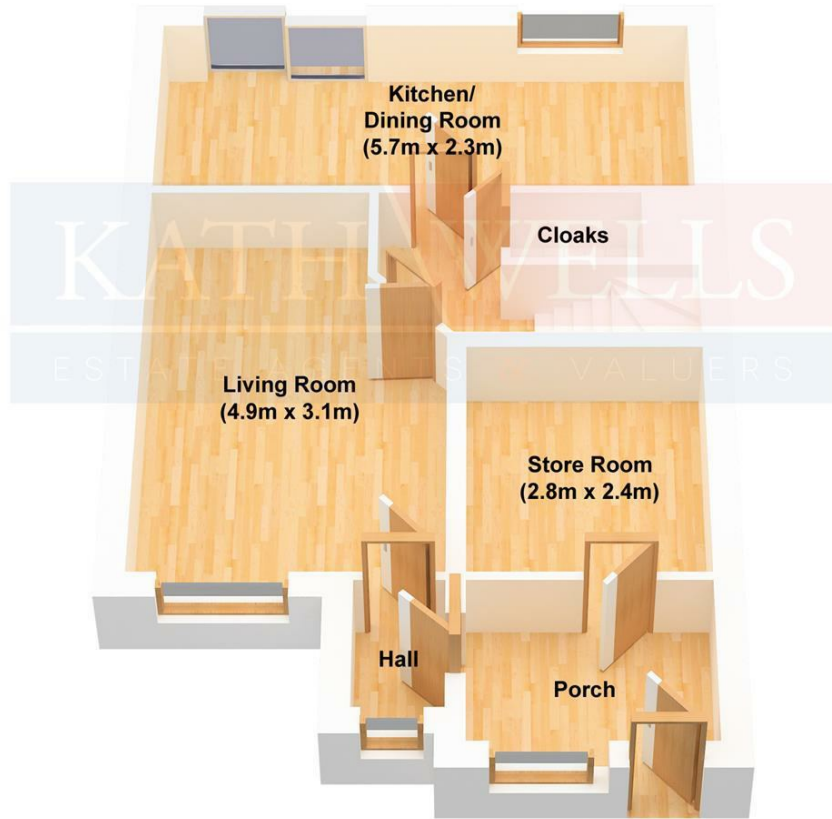
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1502-9024-7002-1901-9106>

Energy Efficiency Graph



Ground Floor



First Floor

