



**Bourbon Close, Bradford BD6 1SN**



**welcome to**

**Bourbon Close, Bradford**

Beautifully presented three bedroom detached property in sought after cul de sac location in Wibsey Village. This extremely well maintained and looked after property is ideal for someone's next step on the property ladder. Benefits from driveway and recently fitted kitchen.



### **Entrance Hall**

With UPVC door and staircase to the first floor.

### **Lounge**

10' 3" x 14' 3" ( 3.12m x 4.34m )

With UPVC curved window to the front, gas powered faux coal stove and gas central heating radiator.

### **Kitchen/ Diner**

14' 7" x 10' 7" ( 4.45m x 3.23m )

Fitted kitchen with a range of grey wall and base units incorporating ceramic double sink and wooden work tops, gas hob, patio doors to conservatory, breakfast island, pantry, gas central heating radiator and stable style door to the rear.

### **Conservatory**

7' 11" x 12' ( 2.41m x 3.66m )

UPVC conservatory off the kitchen/diner.

### **Landing**

With window to the side.

### **Bedroom One**

14' 1" x 8' 6" ( 4.29m x 2.59m )

With UPVC window to the front and gas central heating radiator.

### **Bedroom Two**

11' 1" x 9' 1" ( 3.38m x 2.77m )

With UPVC window to the rear and gas central heating radiator.

### **Bedroom Three**

7' 2" x 5' 5" ( 2.18m x 1.65m )

With UPVC window to the front and gas central heating radiator.

### **Bathroom**

A modern three piece bathroom suite comprises of bath with shower over, wash hand basin set in vanity unit and w/c.

### **Outside**

Block paved drive to the front and side, leading to the detached garage. The rear garden is a mix of block paved and raised decked areas incorporating a decorative pond.



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## Bourbon Close, Bradford

- Three bedroom
- Detached property
- Driveway
- Cul de sac location
- £250,000-£260,000

Tenure: Freehold EPC Rating: D

guide price

**£250,000-£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF114303 - 0009

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william h brown



**01274 693138**



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



**williamhbrown.co.uk**