



**St. Abbs Drive, BRADFORD BD6 1EN**



**welcome to**

**St. Abbs Drive, BRADFORD**

Offered to the market is this well presented throughout, spacious four bedroom semi detached property. Situated in a sought after location, close to local schools and amenities.



### **Entrance Hall Lounge**

14' x 11' 9" ( 4.27m x 3.58m )

With window to the front, fireplace and gas central heating radiator.

### **Dining Room**

9' 3" x 7' 5" ( 2.82m x 2.26m )

With doors to the conservatory and gas central heating radiator.

### **Kitchen**

10' 4" x 8' 3" ( 3.15m x 2.51m )

Fitted kitchen with a range of modern white and base units incorporating sink and drainer with work surfaces, plumbing for washing machine, window to the rear, eye level microwave and electric oven.

### **Conservatory**

9' 3" x 9' 1" ( 2.82m x 2.77m )

With door to the rear.

### **Bedroom One**

8' 4" x 10' 3" ( 2.54m x 3.12m )

With window to the rear, gas central heating radiator and ensuite of the bedroom.

### **Ensuite**

Comprises of shower cubicle, wash hand basin set in vanity units, w/c and window to the side.

### **Bedroom Two**

12' x 11' 3" max ( 3.66m x 3.43m max )

With window to the front, fitted bedroom furniture and gas central heating radiator.

### **Bedroom Three**

9' 3" x 11' 2" ( 2.82m x 3.40m )

With window to the rear and gas central heating radiator.

### **Bedroom Four**

8' 6" x 7' 3" ( 2.59m x 2.21m )

With window to the rear and gas central heating radiator.

### **Bathroom**

Modern three piece suite comprises of bath, wash hand basin, w/c, tiled walls, window to the side and gas central heating radiator.

### **Outside**

Driveway leading to the car port, well maintained lawn garden area, private, enclosed, tiered garden to the rear.



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## St. Abbs Drive, BRADFORD

- Four bedroom
- Semi detached property
- Main bathroom and ensuite
- Driveway leading to carport
- Guide Price £240,000-£250,000

Tenure: Freehold EPC Rating: D

guide price

**£240,000-£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF115484 - 0007

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