



**Drovers Way, BRADFORD BD2 1JZ**



**welcome to**

**Drovers Way, BRADFORD**

Available with no upper chain is this immaculately presented three bedroom detached in a cul-de-sac location. Driveway parking with a single detached garage and enclosed rear garden. uPVC double glazing & gas central heating!! Energy Rating: D



### Entrance Porch

A composite door leads into the entrance porch with a door into the hallway and W.C.

### W.C

A modern white two piece suite comprising of low flush W.C and wash hand basin. uPVC double glazed frosted glass window.

### Hallway

Staircase rising to the first floor landing and a door into the living room and kitchen with under stair storage cupboard.

### Living Room

15' 4" x 9' 9" ( 4.67m x 2.97m )

A generous rise room with feature fireplace, tiled flooring, uPVC double glazed window and central heating radiator.

### Dining Room

9' 6" x 7' 7" ( 2.90m x 2.31m )

Double opening to the living room and continuation of tiled flooring from the living room with uPVC patio doors and central heating radiator.

### Kitchen

10' x 7' 10" ( 3.05m x 2.39m )

A range of modern white high gloss wall and base units, complementary work tops, splash back, gas hob with electric oven and extractor fan. Composite sink with mixer tap and drainer. Space for an under counter fridge and plumbing for a washing machine. uPVC double glazed window.

### First Floor Landing

Three bedrooms and shower room. uPVC double glazed window.

### Bedroom One

13' 1" x 9' 9" ( 3.99m x 2.97m )

Fitted wardrobes, uPVC double glazed window and central heating radiator.

### En-Suite

Modern white three piece suite comprising of a walk in shower unit, low flush W.C and wash hand basin. uPVC double glazed frosted glass window and heated towel rail.

### Bedroom Two

9' 8" x 9' ( 2.95m x 2.74m )

Fitted wardrobes, uPVC double glazed window and central heating radiator.

### Bedroom Three

6' 9" x 6' 6" ( 2.06m x 1.98m )

uPVC double glazed window and central heating radiator.

### Shower Room

Modern white three piece suite comprising of a walk in shower unit, low flush W.C and wash hand basin. uPVC double glazed frosted glass window and heated towel rail.

### Exterior

Driveway parking with a single detached garage. Lawned gardens to the front with paved pathway and an enclosed rear lawn with mature bushes and offers an excellent degree of privacy.



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## **Drovers Way, BRADFORD**

- Immaculately presented throughout
- Three bed detached
- Modern fixtures & fittings
- Driveway parking & garage
- Enclosed rear garden

Tenure: Freehold EPC Rating: D

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

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