



bradfordestates

Asking Price £169,000  
Westfield Road, Bradford, BD9 5EF



 **3**  
Bedrooms

 **2**  
Bathrooms

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Close to Excellent schools and transport links

#### AGENT NOTES:

Fantastic first-time buyer home or buy-to-let investor. The property has been modernised in the past but still represents itself as a good-quality property. Fully fitted kitchen, and bathroom, plastering in good condition and decorated throughout including blinds. Ready to move straight in!

We envisage a rental return of around £850pcm (£10,200 per annum)

**RECEPTION ROOM:** 14.8ft x 13ft (4.5m x 4m)

Premium quality laminate flooring. Central heating radiator. Neutral decor. Door leading into dining kitchen. Door leading upto first floor.

**EXTENDED DINING KITCHEN:** 19.6ft x 10.3ft (6m x 3.1m)

Fully fitted kitchen with wall and base units in beech with contrasting worktops in black pebble effect. Tiled splash back. Cooker point with extractor hood above.

Washer point. Plenty of space for a dining table and chairs. Door leading out to rear yard. Door leading down into a small basement, providing two segregated rooms for storage.

**LOWER GROUND:** 10.4ft x 9ft (3.2m x 2.7m)

Basement area with two rooms. Electric power sockets and lighting.

#### FIRST FLOOR -

**BEDROOM ONE:** 13ft x 11.1ft (4m x 3.4m)

Front facing with a large window, allowing in plenty of natural light. Neutral decor. Central heating radiator.

**WALK IN WARDROBE:** 7.5ft x 4.7ft (2.3m x 1.4m)

With fitted wardrobe fittings. Has a separate access from the hallway, however can be incorporated into bedroom one or turned into a bathroom (and convert existing bathroom into a 4th bedroom).

**BATHROOM:** 7.5ft x 6.7ft (2.3m x 2m)

Fully fitted three piece suite in white with a plumbed shower over bath. Fully tiled floor and walls. Central heating radiator.

#### SECOND FLOOR -

**BEDROOM TWO:** 13ft x 9.7ft (4m x 3m)

Spacious and airy, front facing bedroom with a large dormer, allowing in plenty of natural light. Pleasant open views of Scotthman Road fields. Central heating radiator. Neutral decor.

**BEDROOM THREE:** 13.5ft x 7.4ft (4.1m x 2.3m)

Rear-facing bedroom with a Velux window. Neutral decor. Central heating radiator.

#### W/C:

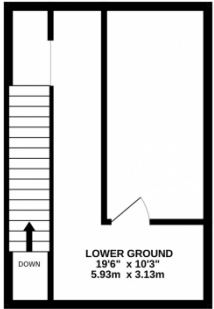
With low-level flush WC and pedestal sink with mixer tap.

#### EXTERNAL:

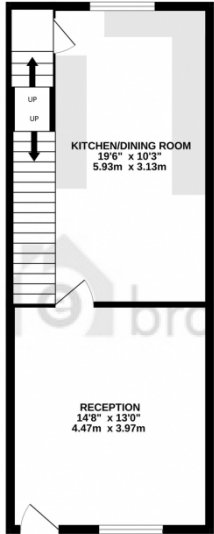
Medium-sized garden at the front and small garden at the rear. Fully paved.



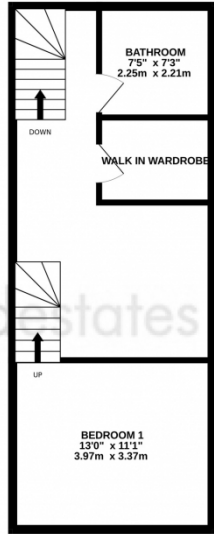
BASEMENT  
254 sq.ft. (23.6 sq.m.) approx.



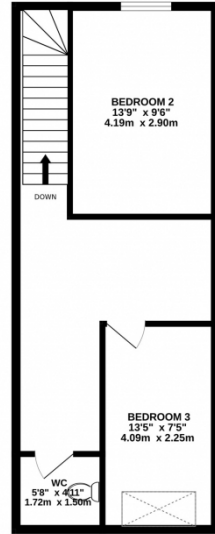
GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1588 sq.ft. (147.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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