



1 Petrel Close, Westwood Park, Bradford, West Yorkshire, BD6 3YB
£190,000

Hamilton Bower are now in receipt of an offer for the sum of £180,000 for 1, Petrel Close, Bradford, West Yorkshire, BD6 3YB

Anyone wishing to place an offer on the property should contact Hamilton Bower before exchange of contracts

Available with NO ONWARD CHAIN is this well positioned THREE BEDROOM, TWO BATH, SEMI DETACHED family home. The property is located on the popular Westwood Park development with convenient access to local amenities, schools and transport links.

COUNCIL TAX BAND - C

EPC RATING - D

GROUND FLOOR

ENTRANCE HALLWAY

Accessed through a door to the side elevation the entrance hall has tiled flooring and a central heating radiator.

LOUNGE

The main reception room has a double glazed window, central heating radiator and laminate flooring.

DINING ROOM

A second reception room with a double glazed patio doors opening to the garden, laminate flooring, a central heating radiator and under stairs storage cupboard.

KITCHEN

Fitted with wall and base units to three sides with contrasting oak work surfaces over. Gas point for a cooker, laminate flooring, double glazed window and door to the rear.

WC

Ground floor cloakroom with a low flush wc and a hand wash basin in white. Tiled flooring, a double glazed window and central heating radiator.

FIRST FLOOR

LANDING

Double glazed window, loft access and a storage cupboard.

BEDROOM

Double bedroom to the front elevation with a double glazed window and a central heating radiator.

EN-SUITE

Located off the bedroom a good size room which requires a suite to be installed. Double glazed window, heated towel rail and tiled flooring.

BEDROOM

Double bedroom with a double glazed window, central heating radiator and fitted wardrobes.

BEDROOM

Good size third bedroom, to the rear elevation with a double glazed window and a central heating radiator.

BATHROOM

Three piece bathroom suite in white, double glazed window and a central heating radiator.

EXTERNAL

Established gardens to front, side and rear.

NOTES

DISCLAIMER - All services/appliances have not, and will not be tested.

