



## 66 Yateholm Drive, Westwood Park, Bradford,, BD6 3WH

£230,000

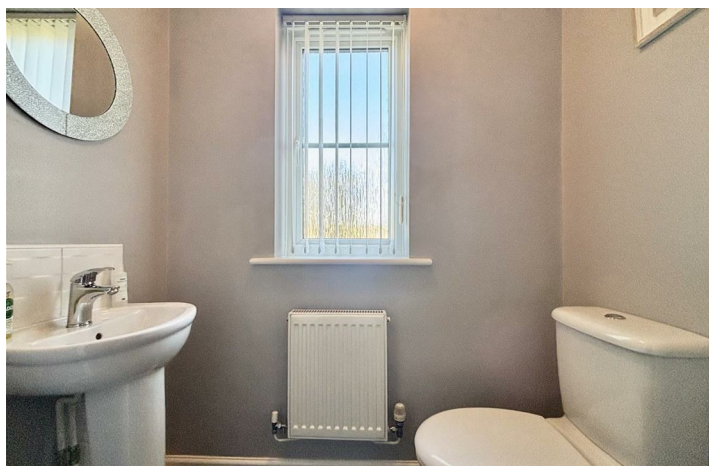
- UNIQUE THREE BEDROOM SEMI DETACHED
- DECEPTIVELY SPACIOUS
- GENEROUS CORNER PLOT
- GARAGE & DRIVEWAY
- NEW BOILER IN 2025
- LARGE KITCHEN-DINER
- SPACIOUS 19' LOUNGE
- POPULAR DEVELOPMENT
- ENSUITE & GROUND FLOOR WC
- ALARM SYSTEM

# 66 Yateholm Drive, Westwood Park BD6 3WH

**\*\* SPACIOUS THREE BEDROOM SEMI DETACHED \*\* GOOD SIZED PLOT \*\* 19' LOUNGE \*\* LARGE DINING-KITCHEN \*\* WELL PRESENTED \*\*** Bronte Estates are pleased to list for sale this well proportioned semi detached located on the popular Westwood Park development in BD6. Situated on a corner plot with good-sized private gardens, off-road parking and a single garage. Internally the property is laid out over two floors and briefly comprises of an entrance hall, large lounge with french doors to the rear garden, a superb kitchen-diner and a ground floor WC. To the first floor are two double bedrooms, master with en-suite, third bedroom and a family bathroom. Gardens front and rear. Early viewing is advised.



Council Tax Band: C



### **Entrance Hall**

The front door leads into a well proportioned hallway with an engineered hardwood floor, stairs off to the first floor and doors to a cloaks cupboard, ground floor WC, Lounge and the Dining-Kitchen. Central heating radiator.

### **Lounge**

19'0 x 12'4

Bay window to the front elevation, French doors leading to the rear garden and a modern fireplace with black granite inlay and a living flame gas fire. Two central heating radiators and an engineered hardwood floor.

### **Kitchen-Diner**

17'9 x 15'3

A good-sized kitchen diner that was previous two separate rooms and now forms one large room, great for entertaining! Fitted with a good range of base and wall cabinets, ample work surface space and splash-back wall tiling. Stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for a washing machine and a dishwasher. A large double range gas oven is included in the sale. There are windows to both side elevations, two central heating radiators and a useful pantry/store cupboard.

### **WC**

Low flush WC, pedestal washbasin, central heating radiator and a window to the front elevation.

### **First Floor**

Landing area with a window to the rear elevation and a central heating radiator.

### **Bedroom One**

13'3 x 10'0

Window to the side elevation, double fitted wardrobe with mirror sliding doors, central heating radiator and a door to:

### **En-suite**

Shower cubicle with multi-jet shower and seat, pedestal washbasin and a low flush WC. Window to the front elevation and a central heating radiator.

### **Bedroom Two**

12'5 x 12'1

Window to the front elevation, fitted double wardrobe with mirror sliding doors and a central heating radiator.

### **Bedroom Three**

8'0 x 7'8

Currently used as an office. Fitted with wall-to-wall mirror sliding door wardrobes. Window to the rear elevation and a central heating radiator.

### **Bathroom**

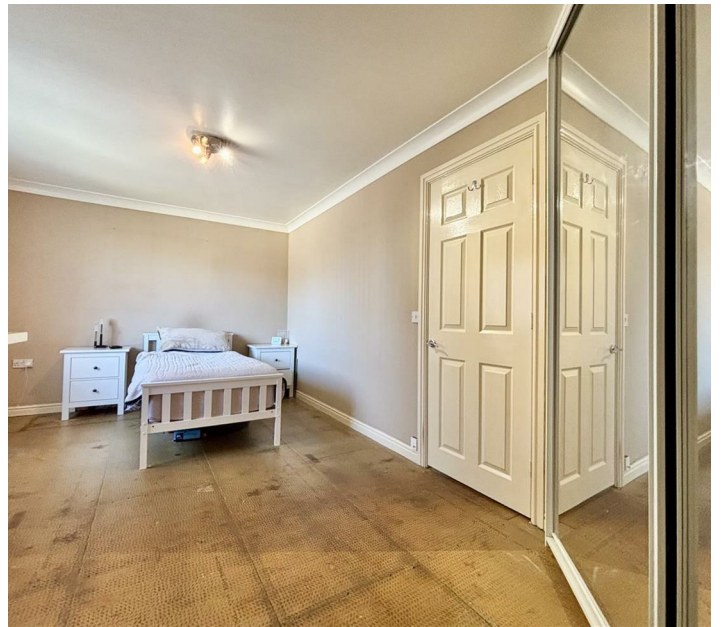
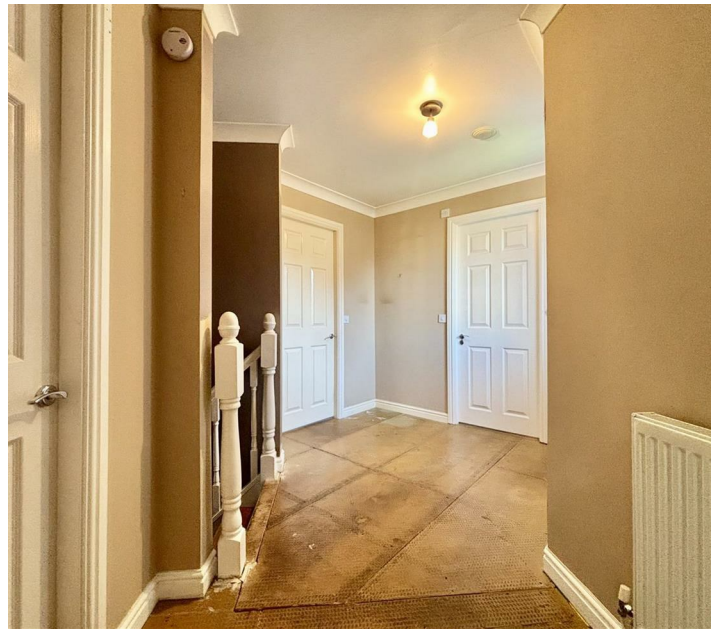
Comprising of a panelled bath, pedestal washbasin and a low flush WC. Part-tiled walls, laminate flooring, window to the rear elevation and a central heating radiator.

### **External**

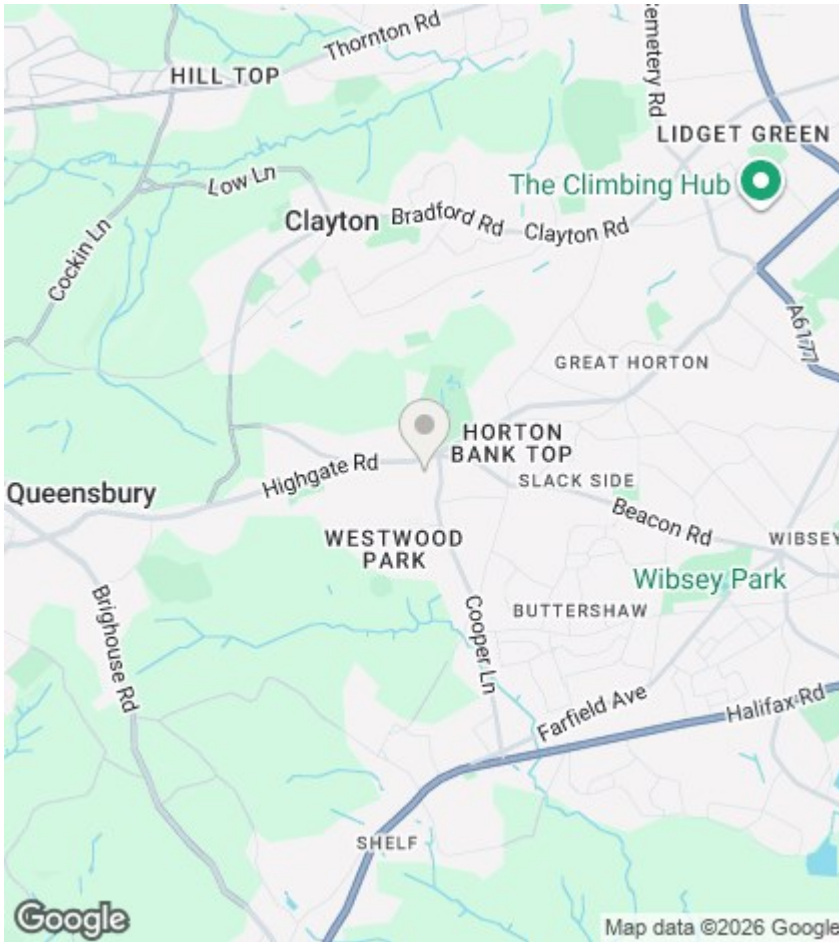
To the front of the property is an enclosed garden with a stone wall boundary, flower beds and a wrought iron gate. To the rear is an off-road parking space and a single garage with a door through to the garden. The rear garden is fully enclosed with a high stone wall and fence boundary, lawn, artificial grass, flower beds and mature shrubs/trees.

### **Please Note**

Energy Performance Certificate and Floor Plan to follow.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 74                      | 84        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

