



20 Partridge Drive, Bradford, BD6 3XU

£239,950

- MODERN THREE BEDROOM SEMI DETACHED
- RECENTLY REDECORATED THROUGHOUT
- ELECTRIC CAR CHARGE POINT
- COMBI BOILER LESS THAN 2 YEARS OLD
- WELL PRESENTED & MAINTAINED THROUGHOUT
- SOUGHT-AFTER LOCATION IN BD6
- SUPERB FITTED KITCHEN WITH INTEGRATED APPLIANCES
- NEW UPVC FACIAS & SOFFITS
- SOUTH FACING REAR GARDEN
- ARRANGE YOUR VIEWING NOW!

20 Partridge Drive, Bradford BD6 3XU

**** MODERN THREE BEDROOM SEMI DETACHED ** MANY RECENT IMPROVEMENTS ** WELL PRESENTED THROUGHOUT ** SUPERB KITCHEN-DINER ** MODERN & NEUTRAL DECOR **** Bronte Estates are delighted to offer for sale this exceptional three bedroom semi detached on the popular Westwood Park development in BD6. A stand-out feature of this ideal family home is the stunning rear garden that offers a true retreat after a hard days work! Internally the property comprises of an entrance hall with ground floor WC, living room with an impressive marble fireplace, a well appointed dining kitchen with French doors to the rear garden and pantry storage. To the first floor are three well proportioned bedrooms and the family bathroom. Externally there is off-road parking to the side with EV charge point and the enclosed rear garden. Early viewing is advised.



Council Tax Band: C



Entrance Hall

A new composite front door (fitted 2026) leads into the hallway with stairs off to the first floor, ground floor WC and a door to the lounge. Central heating radiator.

Lounge

14'7 x 9'6

Window to the front elevation, central heating radiator and a modern solid marble fireplace with a electric coal effect fire and down-lights.

Kitchen-Diner

16'7 x 9'4

A well appointed kitchen, fitted with a good range of modern, curved edge cabinets with laminate work surfaces over and integrated appliances including a fridge-freezer, washing machine, dishwasher, electric oven, microwave, plate warmer drawer, five ring gas hob and an extractor above. One and a half bowl composite sink & drainer, high gloss tiled floor, window and French doors to the rear, plus a side entrance barn-style door. Useful Pantry providing further storage.

WC

Ground floor WC with a modern washbasin with storage below, central heating radiator and a window to the front elevation.

First Floor

Landing area with an open spindle balustrade and a window to the side elevation.

Bedroom One

14'6 x 7'9 (to wardrobe front)

Fitted with wall-to-wall mirror sliding door wardrobes providing a large amount of hanging space and storage. Window to the front elevation and a central heating radiator.

Bedroom Two

9'9 x 7'9

Fitted with wall-to-wall mirror sliding door wardrobes, window to the rear elevation and a central heating radiator.

Bedroom Three

10'4 x 7'7

Fitted storage cupboard housing the central heating boiler, window to the front elevation and a central heating radiator.

Bathroom

A modern white bathroom suite comprising of a 'P' shape bath with glass screen, rainfall shower over and a hand-held attachment, washbasin with mixer tap and storage below and a low flush WC. Aqua board clad walls, laminate flooring, chrome heated towel rail and a window to the rear elevation.

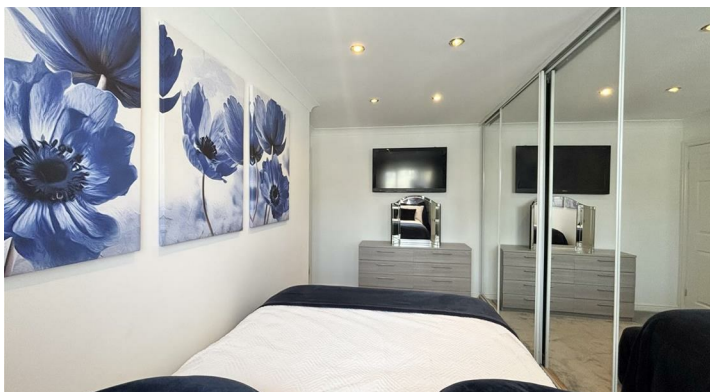
External

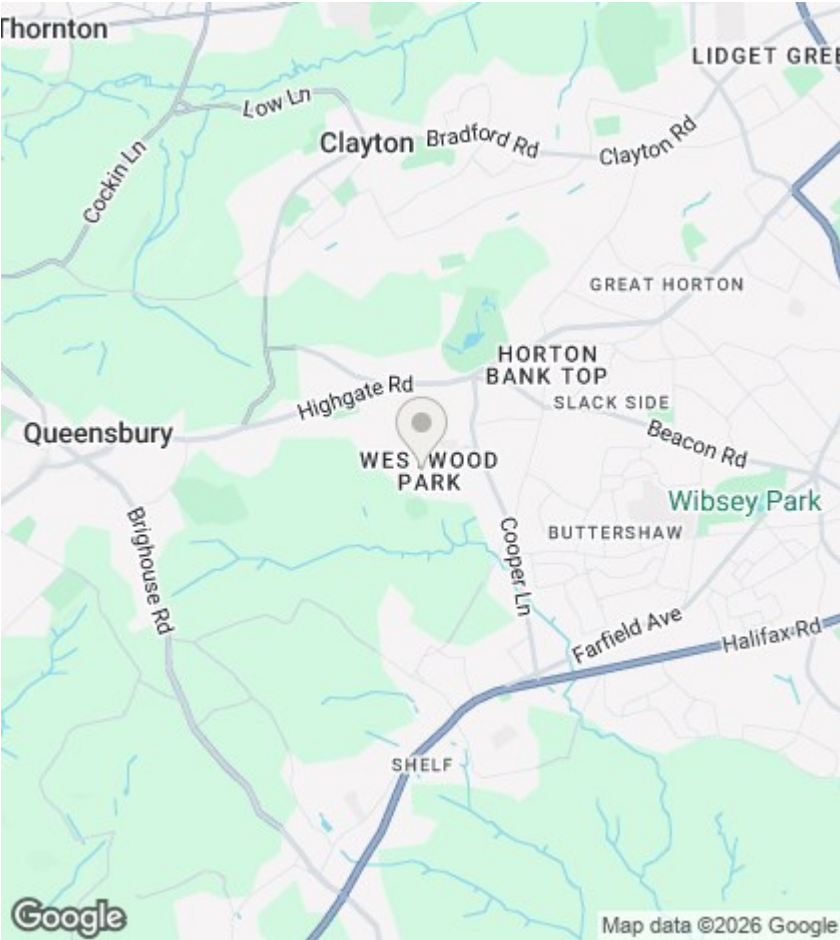
To the front of the property is a low maintenance gravel area and the driveway with EV charge point and parking for two cars. To the rear is a stunning, enclosed garden consisting of paved patio seating areas, lawn, raised flower beds with a variety of flowering plants & shrubs and a secure fence boundary.

Please Note

Energy Certificate and Floor Plan to follow.







Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 