



7 Partridge Drive, Bradford, BD6 3XU
Asking Price £195,000

Well presented TWO BEDROOM SEMI DETACHED ideally located on a pleasant cul-de-sac on the ever popular Westwood Park, BD6. The property would make an ideal first time buy and benefits from spacious room sizes, a good size garden and a converted garage which acts as a home office space.

EPC RATING - C

COUNCIL TAX BAND - B

GROUND FLOOR

ENTRANCE VESTIBULE

Useful entrance area, ideal for coats and shoes with a double glazed window, central heating radiator and tiled flooring.

LOUNGE

Spacious lounge with wood effect flooring, a feature gas fire with decorative surround, a double glazed window, central heating radiator and under stairs storage cupboard.

DINING KITCHEN

The dining kitchen is again of a good size with ample space for a dining table and has a range of fitted wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. There is an integrated electric oven with four ring gas hob and extractor over. Wood effect laminate flooring, a central heating radiator, double glazed window, French doors opening to the garden and stairs to the first floor.

FIRST FLOOR

LANDING

Loft access to part boarded loft space.

BEDROOM

Double bedroom to the rear elevation with a storage cupboard, double glazed window and a central heating radiator.

BEDROOM

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

BATHROOM

Splendid modern bathroom suite in white comprising of a low flush wc, hand wash basin on a vanity unit and a bath with shower over. Large heated towel rail, a double glazed window and tiled flooring.

OUTBUILDING

The garage has been converted to an office work space which has a double glazed window, laminate flooring and a uPVC door to the garden. The room could be used for a variety of purposes and provides storage options.

EXTERNAL

To the rear a good size garden with extensive patio and lawns. A long driveway to the side allows for ample off road parking and to the front a low maintenance area with mature greenery.

