



## 44 Meldon Way, Bradford, BD6 3WN

£210,000

- MODERN THREE STOREY TOWNHOUSE
- MASTER WITH ENSUITE
- POPULAT LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- THREE BEDROOMS
- THREE BATHROOMS
- CLOSE TO LOCAL AMENITIES
- SINGLE GARAGE
- OFF-ROAD PARKING

# 44 Meldon Way, Bradford BD6 3WN

**\*\* MODERN TREE BEDROOM TOWNHOUSE \*\* SET OVER THREE FLOORS \*\* THREE BATHROOMS \*\*** Bronte Estates are pleased to offer for sale this ideal family home on the popular Westwood Park development in BD6. Offering ready to move in accommodation, garage, driveway and an enclosed rear garden. Briefly comprising of: Ground Floor - Hallway, Bedroom, Shower Room and Utility Room. First Floor - Kitchen & Lounge-Diner. 2nd Floor - Two further Bedrooms, Ensuite & a family Bathroom. Enclosed garden to the rear and off road parking for two cars to the front. Early viewing advised.



Council Tax Band: C



## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

Giving access to a double bedroom, shower room and a utility room with access to the rear garden. Central heating radiator.

### **GROUND FLOOR SHOWER ROOM**

Shower cubicle with an electric shower, washbasin and a low flush WC. Central heating radiator.

### **UTILITY ROOM**

6'2" x 6'3"

The utility room has a stainless steel sink and drainer with cupboards underneath, houses the boiler and provides access to the rear enclosed garden. Central heating radiator.

### **THIRD BEDROOM**

9'0" x 8'0"

Window to the rear elevation and a central heating radiator.

## **FIRST FLOOR**

### **LOUNGE**

14'6" x 16'9"

Very well proportioned lounge with designated dining space. Laminate flooring, pebble effect fire with modern surround and two windows to the front elevation. Central heating radiator.

### **KITCHEN**

8'0" x 10'11"

Fitted wall and base units, laminate working surfaces and complimentary splash-back tiling. Gas four ring hob with integrated electric oven, extractor double bowl sink & drainer and a window to the rear elevation.

## **SECOND FLOOR**

### **MASTER BEDROOM**

13'9" x 8'8"

Master bedroom with an en-suite shower room. Window to the rear elevation and a central heating radiator.

### **ENSUITE**

Enclosed single shower unit with sink and vanity unit, low flush WC and a window to the rear elevation.

### **BEDROOM TWO**

11'1" x 11'6"

Fitted storage cupboard and two windows to the front elevation. Central heating radiator.

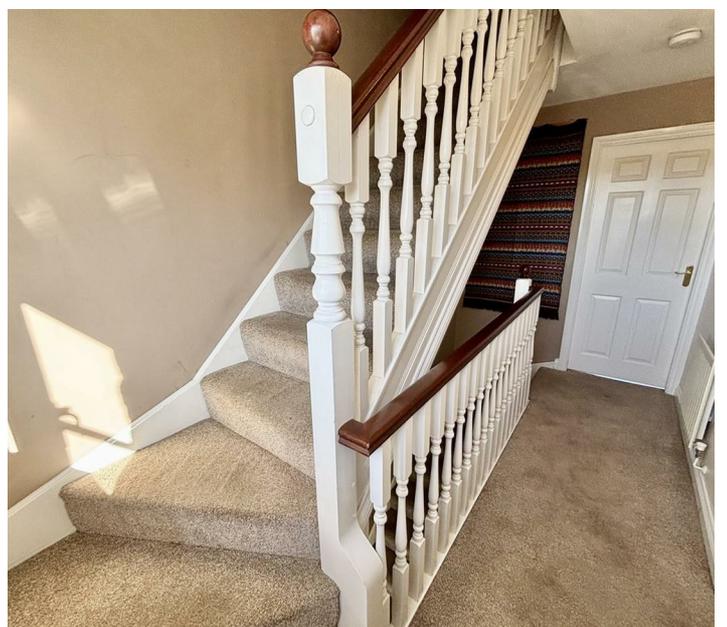
### **BATHROOM**

5'1" x 6'8"

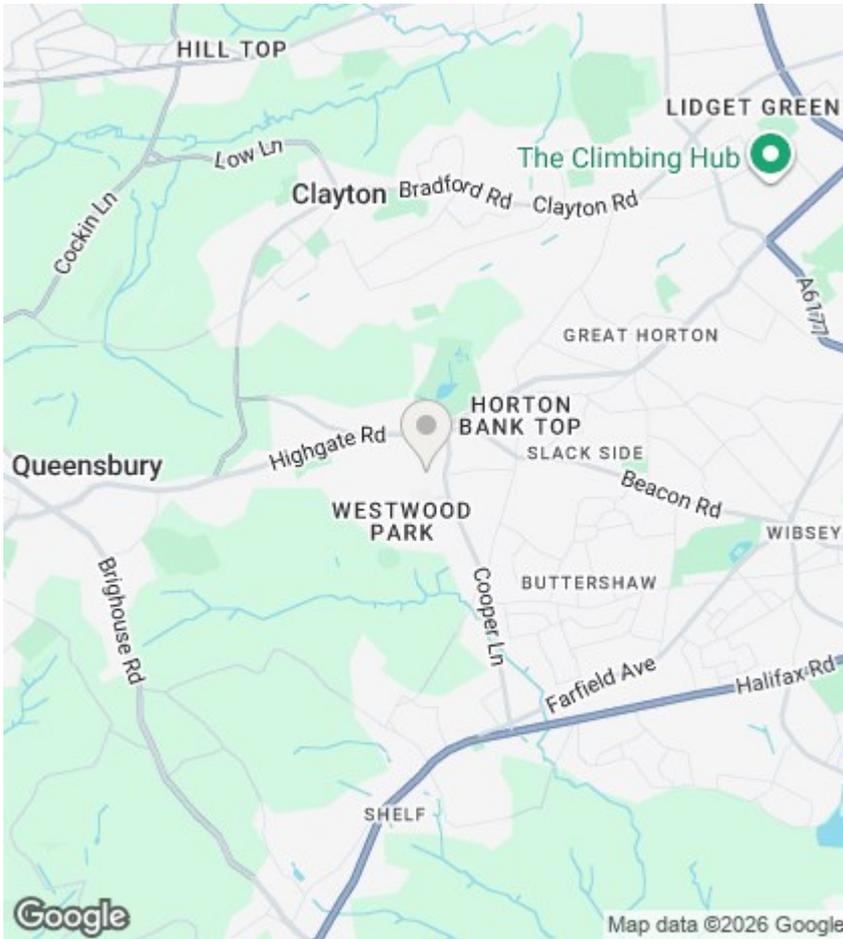
Traditional three piece bathroom suite in white consisting of a panelled bath, washbasin and a low flush WC. Central heating radiator.

### **EXTERNAL**

To the front of the property is an open plan driveway with off-road parking and a gravel flowerbed. To the rear is an enclosed garden with a paved patio area and a raised area with gravel. Fenced boundary.







## 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			85
(69-80) C		70	
(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	