



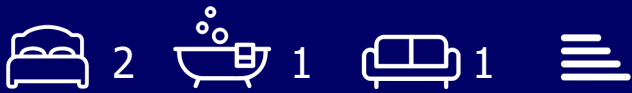
24 Martin Court, Westwood Park, Bradford, BD6 3XR

£165,000

- TWO BEDROOM MID-TOWNHOUSE
- TWO PARKING SPACES TO THE FRONT
- POPULAR LOCATION
- ATTENTION FIRST TIME BUYERS
- CLOSE TO LOCAL AMENITIES
- WELL PRESENTED THROUGHOUT
- DELIGHTFUL REAR GARDEN
- QUIET CUL-DE-SAC POSITION
- READY TO MOVE STRAIGHT IN
- ALARM SYSTEM

24 Martin Court, Bradford BD6 3XR

**** TWO BEDROOM MID-TOWNHOUSE ** WELL PRESENTED THROUGHOUT ** DRIVEWAY FOR TWO CARS ** SUPERB REAR GARDEN **** Bronte Estates are delighted to list for sale this nicely presented property in a quiet position on the popular Westwood Park development in BD6. To the ground floor is an entrance hallway, lounge and a dining kitchen with French doors to the rear garden. To the first floor is a well proportioned master bedroom, second bedroom and the bathroom. To the front are two off-road parking spaces. A well maintained home, ready to move in, ideal for first time buyers or perhaps those down-sizing. Arrange your viewing without delay.



Council Tax Band: B



Entrance Hall

Stairs lead off to the first floor, central heating radiator alarm control panel and a door to the lounge.

Lounge

13'6 x 9'7

Window to the front elevation, electric fire set in a modern surround, central heating radiator and wood effect laminate flooring that flows through to the kitchen.

Dining-Kitchen

12'9 x 8'5

Fitted kitchen area with a separate space for dining table and chairs. French doors lead out to the rear garden and there is a useful under-stairs storage cupboard. The kitchen area has a range of fitted base and wall units with work surfaces over and splash-back wall tiling. There is a composite sink and drainer, integrated electric oven, four ring gas hob, extractor, plumbing for both a washing machine and a dishwasher. Window to the rear elevation.

First Floor

Landing area with access to the loft space and doors off to the bedrooms and bathroom.

Bedroom One

12'4 x 10'8

Master bedroom with a window to the front elevation, airing cupboard and a central heating radiator.

Bedroom Two

11'4 x 6'3

Window to the rear elevation and a central heating radiator.

Bathroom

Curved bath with a thermostatic shower over, pedestal washbasin and a low flush WC. Window to the rear elevation and a central heating radiator.

External

The property benefits from two private parking spaces to the front, with the addition of visitor parking close by. To the rear is an impressive enclosed private garden consisting of a

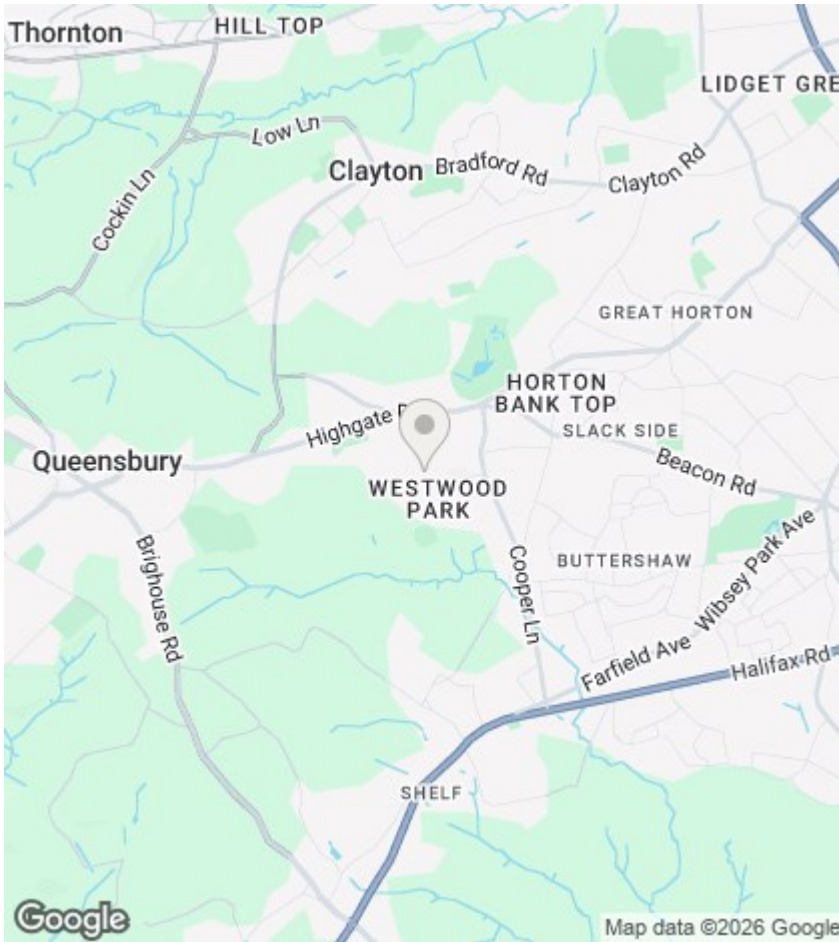
composite deck seating area with a retractable awning above, low maintenance gravel area, flower beds, garden storage shed, outside lighting, power points and outside tap.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 