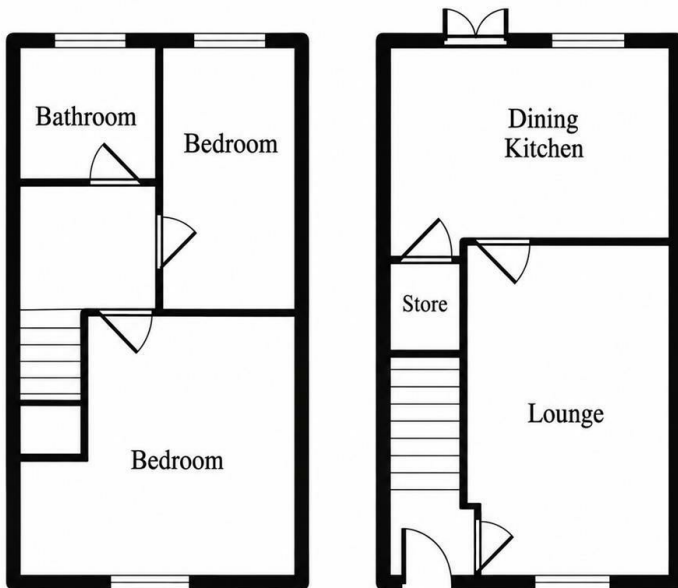




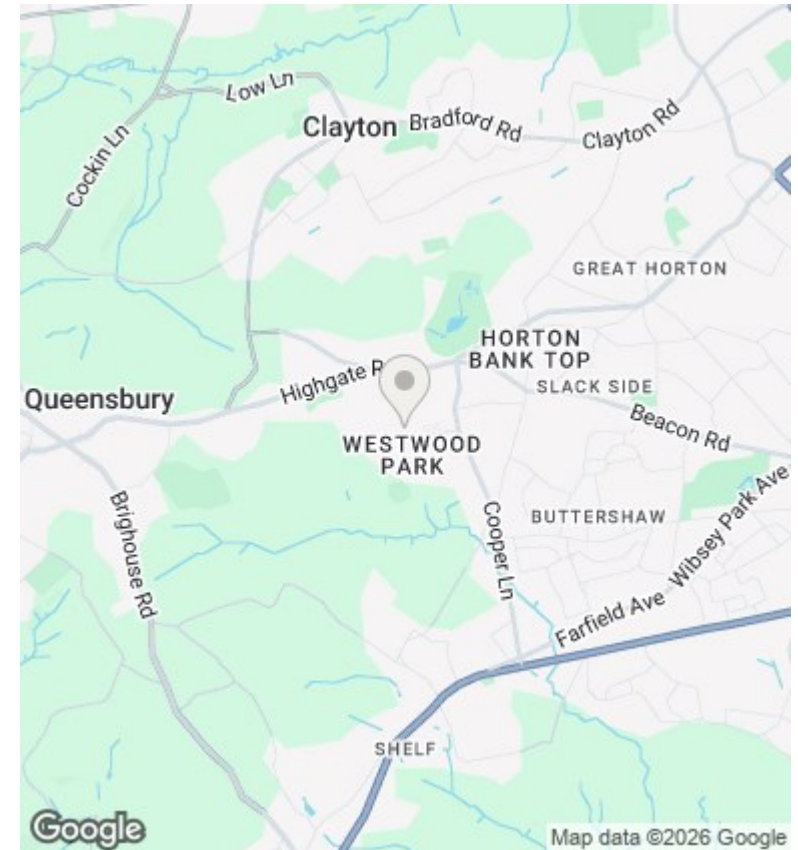
## 9 Nuthatch Mews, Westwood Park, Bradford, BD6 3XS

£170,000

- MODERN TWO BEDROOM TOWNHOUSE
- PARKING FOR TWO CARS
- SOUGHT AFTER LOCATION
- EARLY VIEWING ADVISED
- NEW BOILER FITTED 2023
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- CUL-DE-SAC POSITION
- MODERN FITTED KITCHEN
- UPVC DOUBLE GLAZING



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GIPMSS9625



## Directions

## Viewings

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

## Council Tax Band

A

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	