



**29 Blackshaw Drive, Bradford, BD6 2AY**

**£160,000**

- THREE BEDROOM SEMI-DETACHED
- GENEROUS GARDEN AND DRIVEWAY
- CUL-DE-SAC POSITION
- AN IDEAL FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- EX-LOCAL AUTHORITY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ATTENTION LANDLORDS
- EARLY VIEWING ADVISED

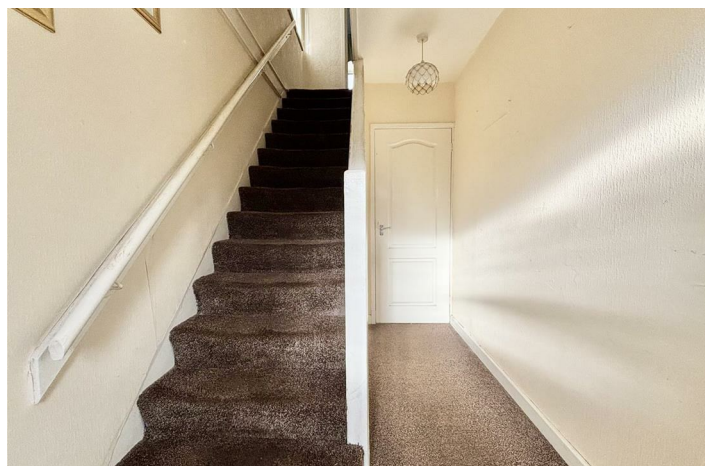


## 29 Blackshaw Drive, Bradford BD6 2AY

**\*\* EX LOCAL-AUTHORITY THREE BEDROOM SEMI DETACHED \*\* LARGE 21' DINING KITCHEN**  
**\*\* OFF-ROAD PARKING \*\* SUMMER HOUSE & BRICK OUT-HOUSE \*\* GAS CENTRAL HEATING & UPVC DOUBLE GLAZING \*\*** Bronte Estates are delighted to offer for sale this ideal family home in the Buttershaw area on Bradford. Set on a corner plot with good sized gardens and offering 'ready to move in' accommodation. Briefly comprising of: Entrance Hall, Lounge, Dining-Kitchen, three first floor Bedrooms and a family Bathroom. Early viewing is advised.



Council Tax Band: A



## Hall

Stairs off to the first floor, doors to the lounge and kitchen, under-stairs storage cupboard and a central heating radiator.

## Lounge

14'7 x 11'0

Adam style fireplace with marble inlay and an electric fire, window to the front elevation and a central heating radiator.

## Dining-Kitchen

21'3 x 11'0

A large kitchen with designated space for dining. Fitted with a range of base and wall units, stainless steel sink & drainer, plumbing for a washing machine and a useful pantry cupboard. Three windows to the rear elevation, central heating radiator and the central heating boiler. Exterior door to the side elevation.

## First Floor

Landing area with a window to the side elevation, access to the loft space and a doors off to the bedrooms and bathroom.

## Bedroom One

14'7 x 11'0

Two windows to the rear elevation, fitted wardrobe with storage above and a central heating radiator.

## Bedroom Two

14'3 x 11'0

Window to the front elevation and a central heating radiator.

## Bedroom Three

8'9 x 7'8

Window to the front elevation, fitted wardrobe/storage and a central heating radiator.

## Bathroom

A white bathroom suite consisting of a panelled bath with a mains powered shower over, pedestal washbasin and a low flush WC. Window to the rear elevation and a central heating radiator.

## External

To the front of the property is a gated driveway, lawn and flowerbed. A lockable gate to the side

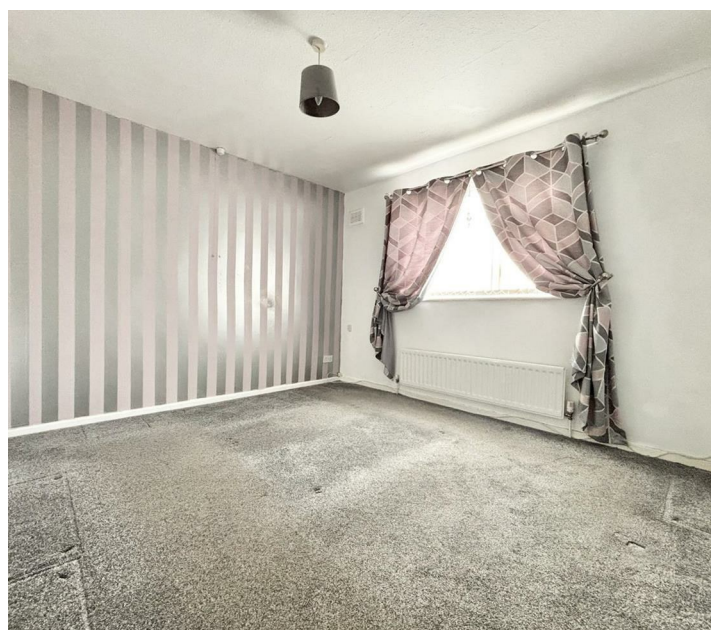
leads to a bin store area and the side entrance door. To the rear is an enclosed garden, with a lawn, decking, gravel areas, summerhouse and a substantial brick built storage room.

## Please Note

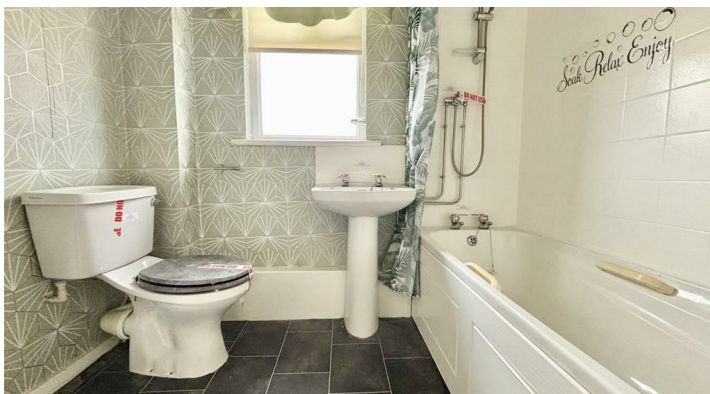
This sale is subject to Probate being finalised. Energy Performance Certificate to follow.

This property is a non-standard construction 'pre-fab' known as an 'Edwin Airey' home.

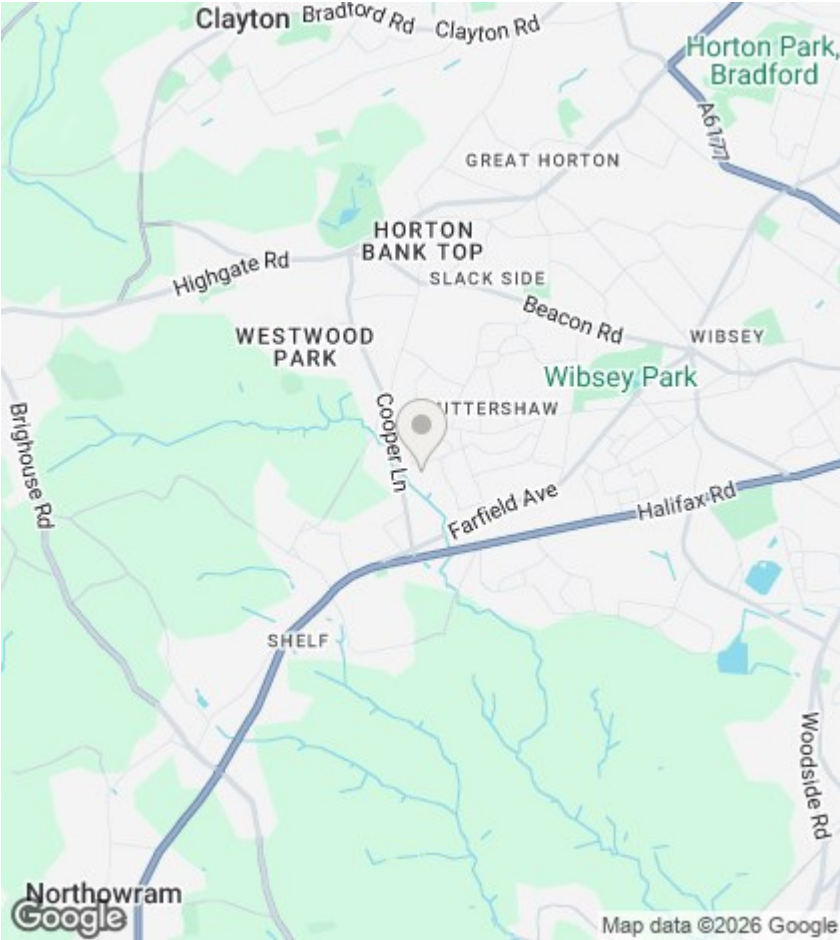












Directions

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 