



8 Whimbrel Close, Bradford, BD8 0RJ

£130,000

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**\*\* TWO BEDROOM SEMI DETACHED \*\* DRIVEWAY, GARDENS & GARAGE \*\* SUPERB FITTED KITCHEN \*\* NEW BATHROOM \*\* WELL PRESENTED THROUGHOUT \*\*** This semi detached property in BD8 will appeal to first time buyers and buy to let investors. No work required here, bring your furniture and move in! Briefly comprising of Lounge, Kitchen, two Bedrooms & Bathroom. Driveway for several cars to the side, open plan garden to the front and an enclosed rear garden. Gas central heating, UPVC double glazing and CCTV system! View now!



Council Tax Band: A



Single detached garage with 'up and over' door.

## **LOUNGE**

15'3 x 11'7

Laminate flooring, window to the front elevation and open stairs to the first floor. Central heating radiator.

## **KITCHEN**

11'7 x 9'9

A modern, fully fitted kitchen with a range of base and wall units, laminated working surfaces and subway style wall tiling. There is an integrated Bosch electric oven, Induction hob with extractor above and a one and a half bowl sink & drainer. Plumbing for a washing machine, boiler cupboard, laminate flooring and space for a large fridge-freezer. Window and door to the rear garden.

## **FIRST FLOOR**

Landing area with access to a part boarded loft.

## **BEDROOM ONE**

11'9 x 9'1

Master bedroom with fitted double wardrobe, drawers, open shelving and over-bed cupboards. Window to the rear elevation and a central heating radiator.

## **BEDROOM TWO**

11'9 x 8'1

Currently used as an office space. Window to the front elevation and a central heating radiator.

## **BATHROOM**

New bathroom 2024. Comprising of a panelled bath with mains powered shower, modern washbasin with mixer tap and storage below, and a push button WC. Part-tiled walls, laminate flooring, extractor and two good-sized storage cupboards. Window to the side elevation and a central heating radiator.

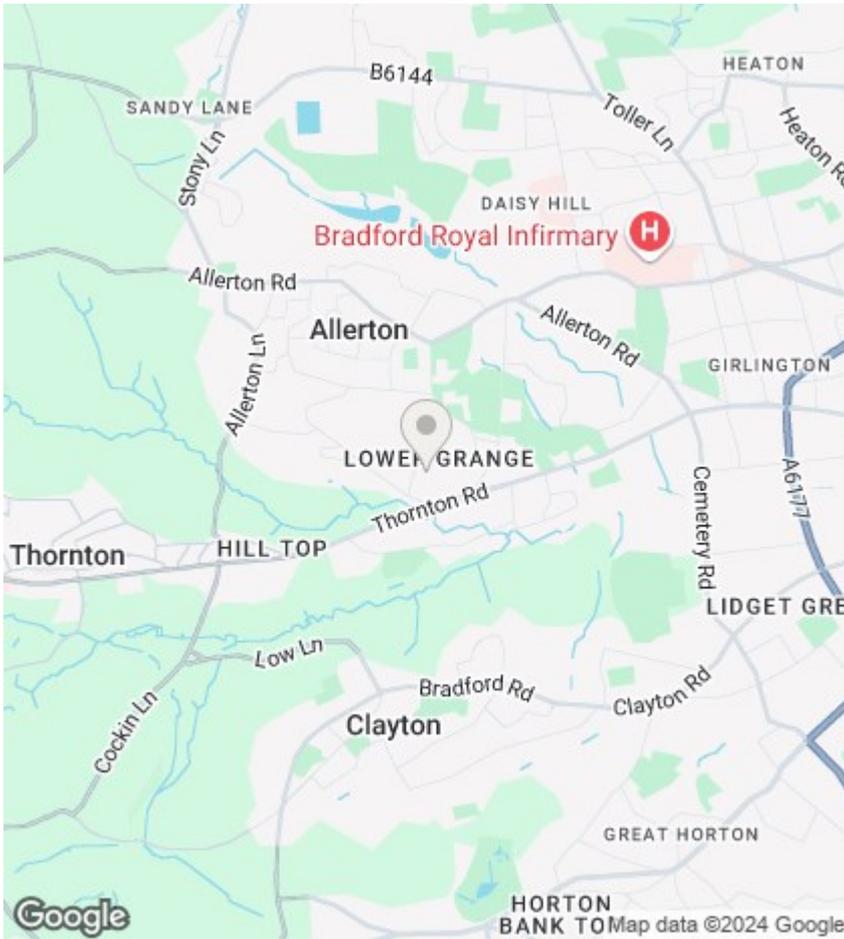
## **EXTERNAL**

To the front of the property is an open plan lawn area with mature shrubs and trees. A paved driveway provides off-road parking and a further gated driveway that leads to the garage. To the rear is an enclosed garden with a paved patio, lawn and lockable side gate leading to the driveway.

## **GARAGE**







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	