



## 50 Meldon Way, Westwood Park, Bradford, BD6 3WN

Offers Over £165,000

- MODERN END TOWNHOUSE
- GROUND FLOOR WC
- POPULAR DEVELOPMENT
- ENCLOSED REAR GARDEN
- WELL MAINTAINED
- TWO DOUBLE BEDROOMS
- WELL PRESENTED
- CLOSE TO LOCAL AMENITIES
- OFF-ROAD PARKING SPACE
- EARLY VIEWING IS ADVISED

# 50 Meldon Way, Bradford BD6 3WN

**\*\* TWO BEDROOM END TOWNHOUSE \*\* WELL PRESENTED \*\* OFF-ROAD PARKING \*\* GARDENS FRONT & REAR \*\*** Located in the popular Westwood Park area of BD6 is this modern end townhouse with two double bedrooms, ground floor WC and a delightful rear garden. An ideal first time buy or perhaps for those down-sizing. To the ground floor is an entrance hall, kitchen, WC, pantry/storage and a lounge with French doors leading to the rear garden. To the first floor are two double bedrooms and a bathroom. Please call 01274 884040 to arrange your viewing now.



Council Tax Band: B



## Ground Floor

### Entrance Hall

The front door leads into the hallway with an opening to the kitchen and doors to the lounge, WC and a useful pantry/storage cupboard. Laminate flooring and a central heating radiator.

### Kitchen

8'0 x 6'6

Fitted with a range of base and wall cabinets, solid wood working surfaces and complimentary splash-back wall tiling. Integrated electric oven, four ring gas hob and extractor above, plus plumbing for a washing machine and a sink & drainer with mixer tap. Laminate flooring and a window to the front elevation.

### Lounge

14'9 x 12'9

A well proportioned living room with open staircase off to the first floor, French doors to the rear garden and a modern fireplace housing a living flame coal effect gas fire with chrome trim. Two central heating radiators.

## First Floor

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

### Bedroom One

12'9 x 8'0

Two windows to the front elevation and a central heating radiator.

### Bedroom Two

12'9 x 8'1

Window to the front elevation, storage cupboard with shelving and a central heating radiator.

### Bathroom

A modern bathroom comprising of a panelled bath with a mains powered shower over, washbasin with mixer tap, fitted cupboards & drawers and a low flush WC. Window to the side elevation.

### Loft

Accessed from the landing via a drop down ladder. Part boarded and providing a good amount of storage space.

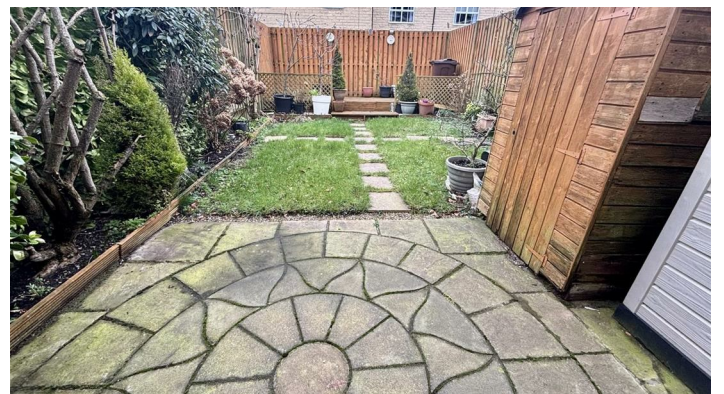
## External

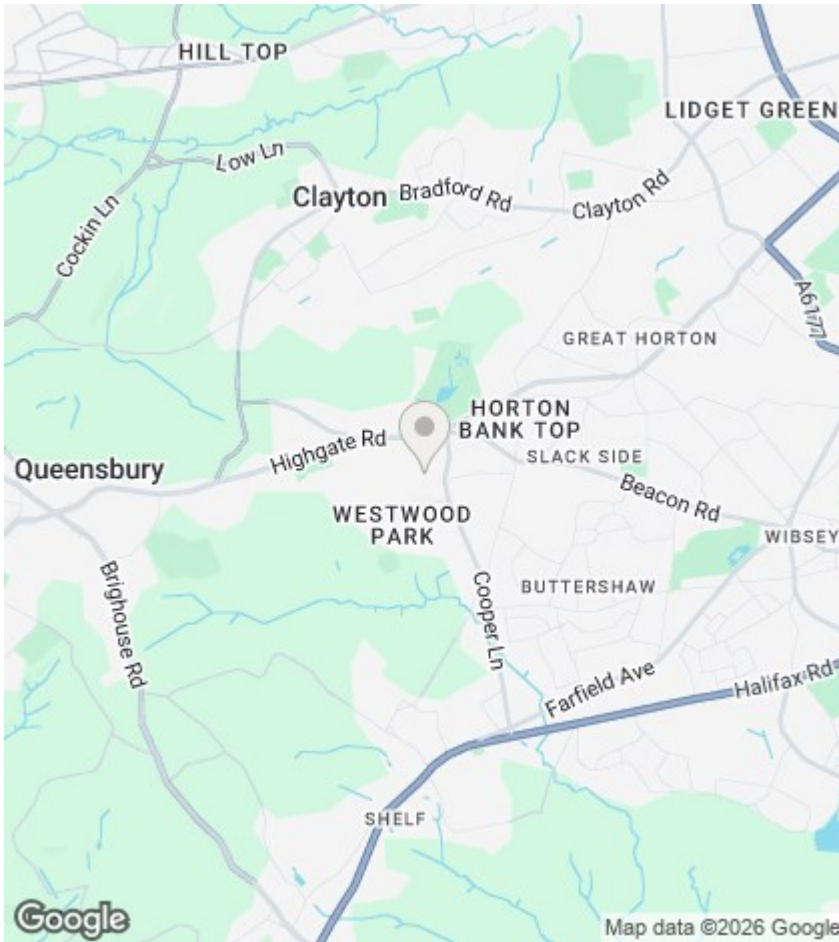
To the front of the property is an off-road parking space, garden area with lawn, shrubs, storage room and an outside tap. A pathway to the side leads to the rear of the house. The rear garden is fully enclosed, consisting of a paved patio seating area and a lawn with a pathway leading to a decked area. Well planted flowerbed borders with a good variety of flowering shrubs and trees, plus a garden shed.

## Further Information

Energy Performance Certificate and Floor Plan to follow.







## Directions

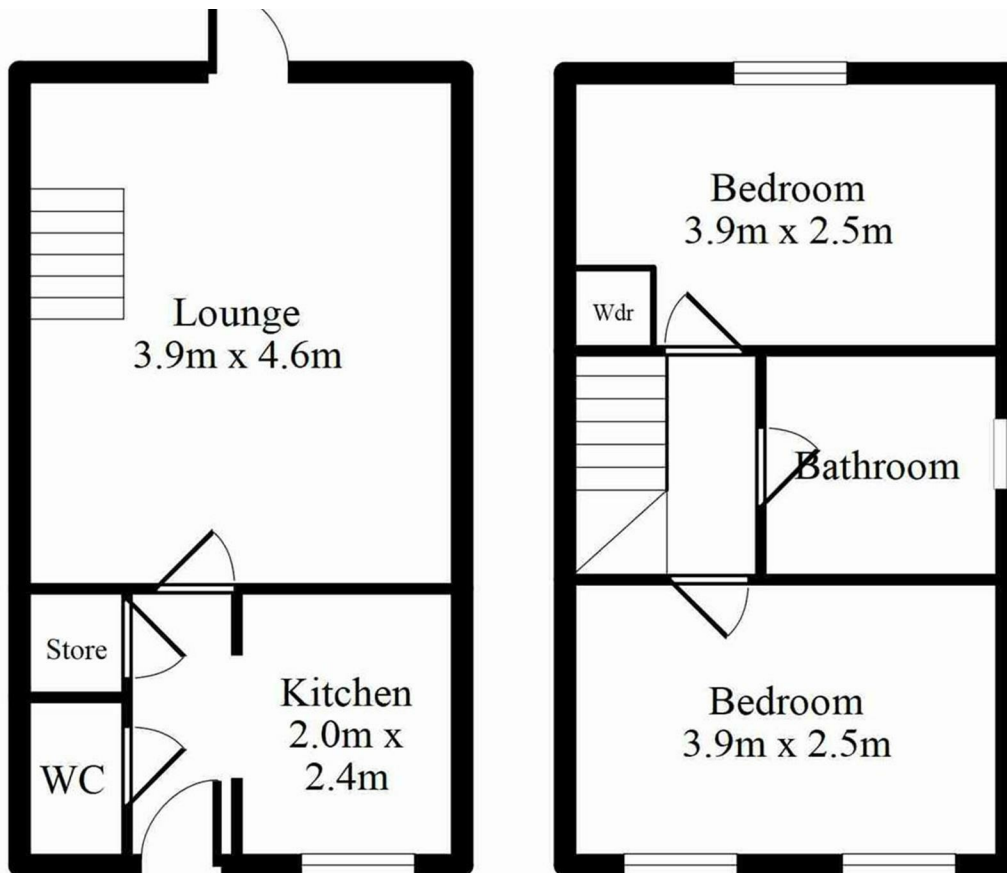
## Viewings

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			87
(69-80) C		73	
(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	



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. GFPMS2026