



## 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

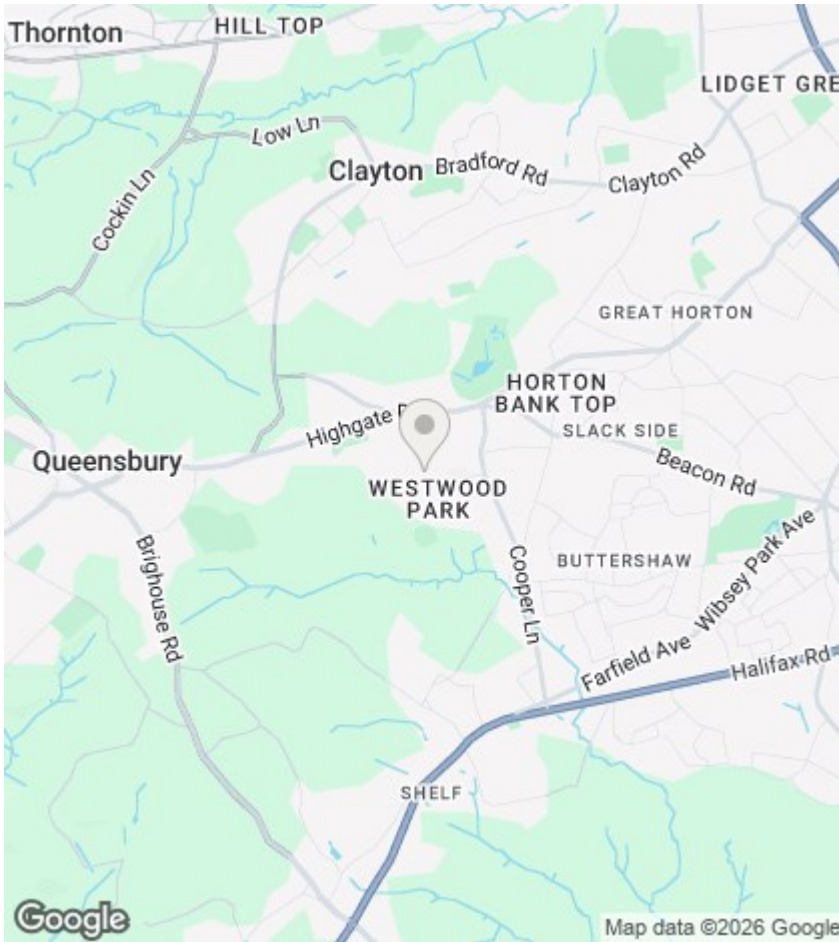
composite deck seating area with a retractable awning above, low maintenance gravel area, flower beds, garden storage shed, outside lighting, power points and outside tap.

### **Please Note**

Energy Certificate and Floor Plan to follow.







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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 