



21 Siskin Drive, Bradford, BD6 3YQ

Offers Over £300,000

- FOUR BEDROOM DETACHED
- DRIVE FOR TWO CARS
- ENCLOSED REAR GARDEN
- UTILITY ROOM & GROUND FLOOR WC
- WELL PRESENTED
- POPULAR WESTWOOD PARK DEVELOPMENT
- SINGLE INTEGRAL GARAGE
- TWO RECEPTION ROOMS
- POTENTIAL TO CONVERT THE GARAGE
- SOLD WITH NO CHAIN

21 Siskin Drive, Bradford BD6 3YQ

**** FOUR BEDROOM DETACHED ** NO CHAIN ** TWO RECEPTION ROOMS ** UTILITY & WC**
**** EN-SUITE TO MASTER BEDROOM ** POPULAR DEVELOPMENT **** This well proportioned detached property on the sought after Westwood Park development offers spacious accommodation including off-road parking, integral garage and a family friendly rear garden. To the ground floor is an entrance hallway, lounge, dining room, dining-kitchen, utility room and a ground floor WC. To the first floor are four bedrooms, master with en-suite and a family bathroom. Early viewing advised.



Council Tax Band: E



Entrance Hall

20'1 x 6'10

Stairs lead off to the first floor with storage below, doors to the garage, living room, dining room, WC and the kitchen. Central heating radiator.

Living Room

16'5 x 11'6

Bay window to the front elevation, living flame gas fire set in a modern surround with granite inlay & hearth, two central heating radiators.

Dining Room

13'4 x 9'0

French doors lead out to the rear garden and a central heating radiator.

Dining-Kitchen

17'2 x 9'8

A spacious room with designated dining area and a solid oak floor. The kitchen has a good range of fitted base and wall units, laminated working surfaces and splash-back tiling. There are two windows to the rear elevation and a fitted electric oven, gas hob and extractor above, along with a one and a half bowl sink and drainer with mixer tap.

Utility Room

7'3 x 5'3

Solid oak flooring, exterior door to the side elevation, plumbing for a washing machine and space for a tumble dryer, along with a sink & drainer, work surface and fitted cupboard.

WC

Low flush WC, central heating radiator and a pedestal washbasin.

First Floor

Landing area with a window to the side elevation, airing cupboard, central heating radiator and a loft hatch with a drop down ladder leading to a part-boarded loft.

Bedroom One

13'2 x 10'10

Fitted five door wardrobes and over-bed storage cupboards, window to the front elevation and a central heating radiator. Door to:

En-suite

Shower enclosure with a rainfall shower and glass door, pedestal wash basin and a low flush WC. Heated towel rail and a window to the side elevation.

Bedroom Two

11'8 x 9'2

Window to the rear elevation and a central heating radiator.

Bedroom Three

8'8 x 6'9

Window to the rear elevation and a central heating radiator.

Bedroom Four

7'9 x 7'9

Window to the front elevation and a central heating radiator.

Bathroom

A white three piece suite comprising of a panelled bath with mains powered shower over, pedestal washbasin and a low flush WC. Window to the side elevation and a central heating radiator.

Garage

18'3 x 8'2

An integral door with 'up and over' door to the front, an internal door from/to the hallway, power and lighting.

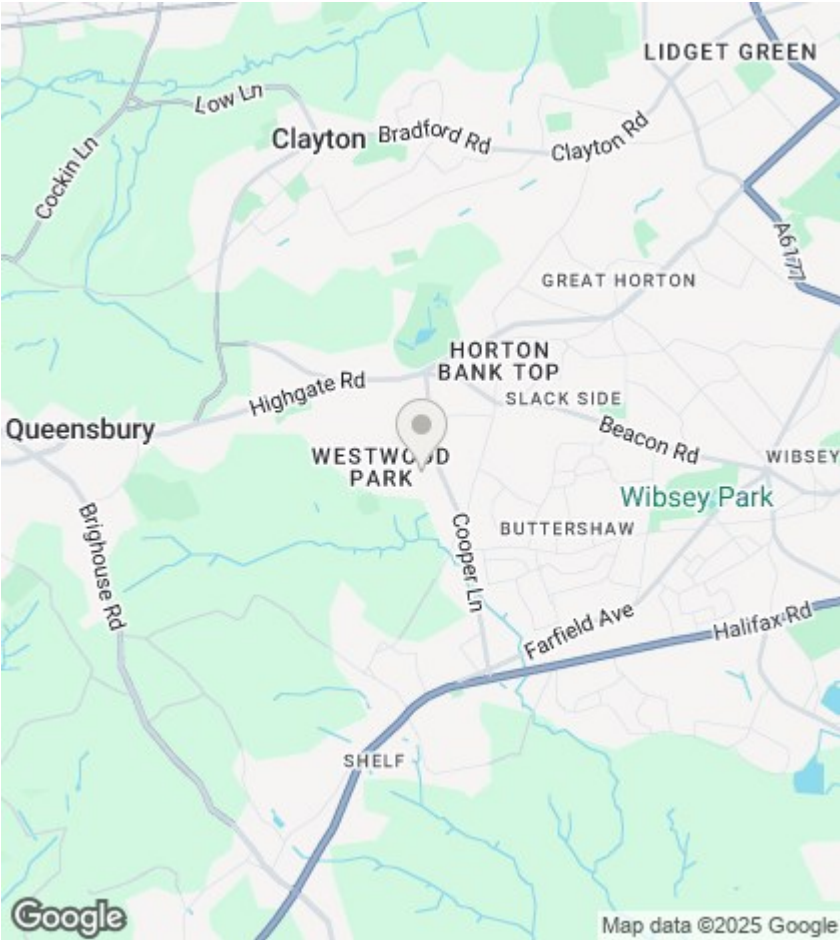
External

To the front of the property is an open plan garden with a lawn and two off-road parking spaces. A gate to the side leads to the rear. The rear garden is a good-size and consists of a large paved patio area, lawn, outside tap and a fenced boundary.

EPC and Floor plan to follow







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	