



2 Bittern Court, Bradford, BD6 3XA

£220,000

- THREE/FOUR BEDROOM END TOWNHOUSE
- MODERN KITCHEN & BATHROOM
- SINGLE GARAGE
- POPULAR LOCATION
- ENCLOSED REAR GARDEN
- SET OVER THREE LEVELS
- GROUND FLOOR WC & UTILITY ROOM
- PARKING FOR TWO CARS & EV CHARGING POINT
- RECENT GUTTERS, FASCIAS & SOFFITS
- NEW BOILER 2021

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**** THREE STOREY END TOWNHOUSE ** THREE/FOUR BEDROOMS ** FLEXIBLE LAYOUT ** MODERN KITCHEN & BATHROOM ** GARAGE & DRIVEWAY **** Bronte Estates are pleased to offer for sale this spacious family home on the popular Westwood Park development. To the ground floor is a large hallway, utility room and a ground floor WC. To the first floor is the lounge, kitchen and a dining room that could be used as a fourth bedroom. To the second floor there are three double bedrooms and a family bathroom. Garage, driveway and an enclosed rear garden. Easy access to Bradford & Halifax.



Council Tax Band: D



Ground Floor

Hall

21'8 x 7'1

Stairs lead off to the first floor, doors to the utility room, under-stairs storage and a ground floor WC. Laminate flooring and a central heating radiator.

Utility Room

7'9 x 5'9

Fitted base and wall units, stainless steel sink and drainer, plumbing for a washing machine and space for a tumble dryer. External door and window to the rear garden.

WC

Ground floor WC with washbasin, tiled floor and a central heating radiator.

First Floor

Landing area with stairs off to the second floor and doors to the lounge, kitchen and dining room.

Lounge

16'0 x 11'7

Window to the front elevation, fitted media unit and two central heating radiators.

Dining Room

9'2 x 8'8

Window to the rear elevation, laminate flooring and a central heating radiator. Could be used as a fourth bedroom if required.

Kitchen

11'2 x 7'7

A modern Wren kitchen, fitted in 2020 with integrated appliances included a five ring gas hob, electric oven, microwave, fridge-freezer, dishwasher, wine fridge and a boiling water tap. Tiled floor, window to the rear elevation and a central heating radiator.

Second Floor

Landing area with doors off to the bedrooms and bathroom. Access to a part boarded loft offering further potential.

Bedroom One

11'7 x 9'8

Window to the front elevation and a central heating radiator.

Bedroom Two

9'2 x 8'9

Window to the front elevation and a central heating radiator.

Bedroom Three

11'2 x 7'8

Window to the rear elevation and a central heating radiator.

Bathroom

'P' shaped bath with glass screen and a rainfall shower over, washbasin with storage below and a low flush WC. Heated towel rail, tiled floor and a window to the front elevation.

External

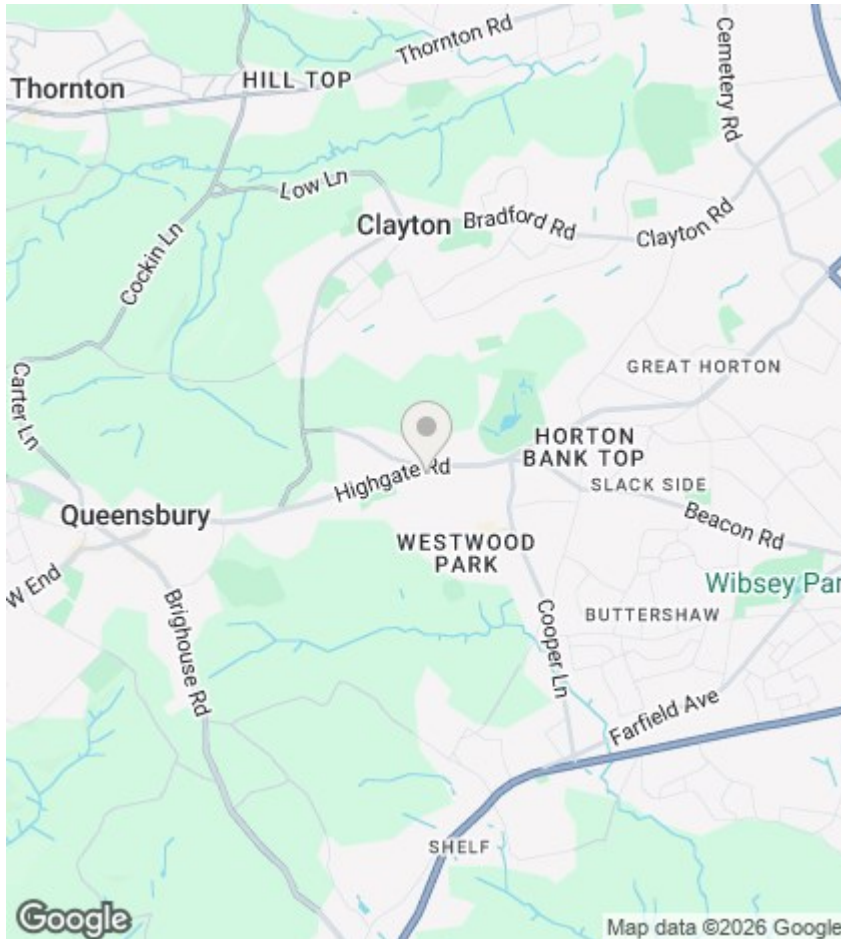
To the front of the property are two off-road parking spaces and access to the garage, EV charging point. To the rear is an enclosed garden with a lawn, paved patio and a fenced boundary with a garden gate to the rear.

Garage

Single garage with power, light and an 'up and over' door.







Directions

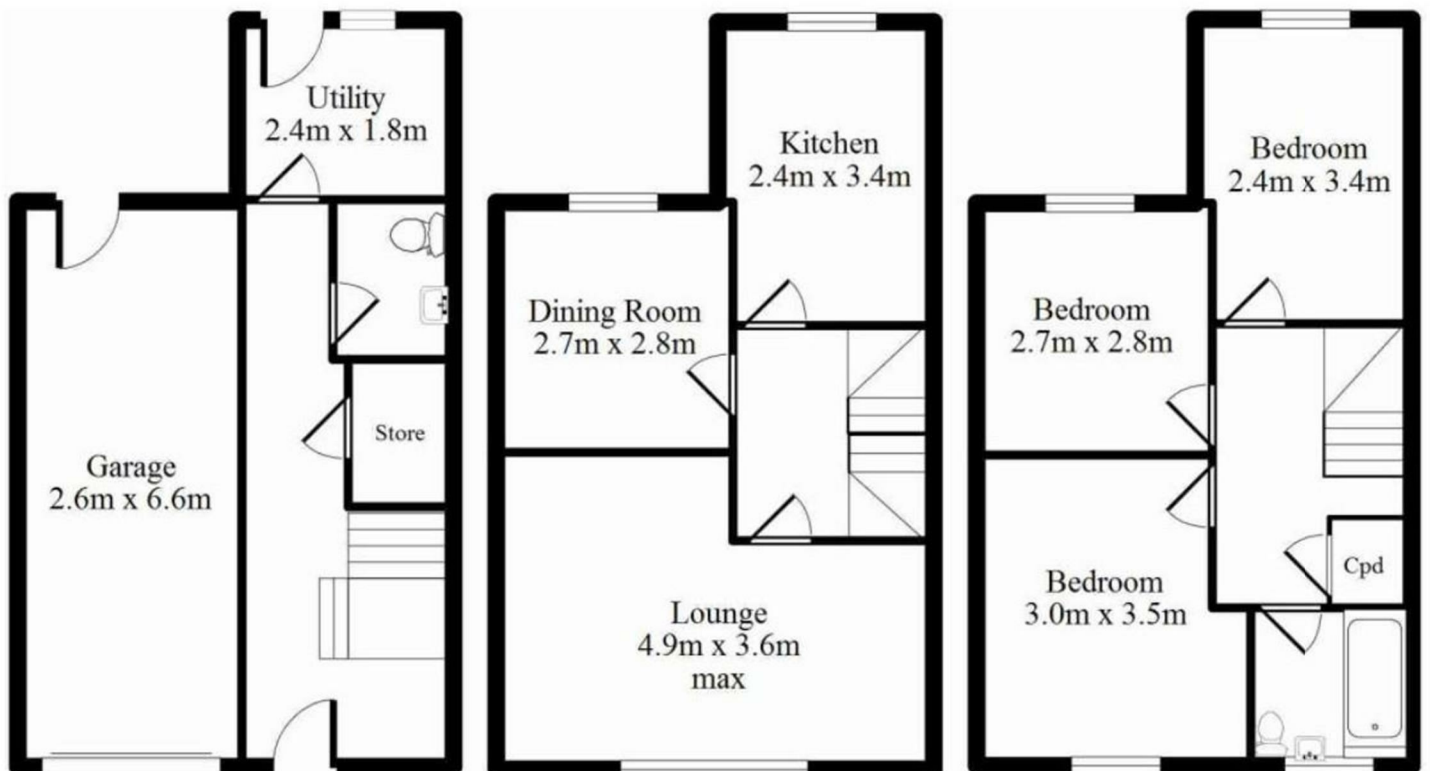
Viewings

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		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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. GFPMS 2017