



9 Nuthatch Mews, Westwood Park, Bradford, BD6 3XS

£170,000

- MODERN TWO BEDROOM TOWNHOUSE
- CUL-DE-SAC POSITION
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION
- UPVC DOUBLE GLAZING
- NEW BOILER FITTED 2023
- PARKING FOR TWO CARS
- MODERN FITTED KITCHEN
- GAS CENTRAL HEATING
- EARLY VIEWING ADVISED

9 Nuthatch Mews, Bradford BD6 3XS

**** MODERN TWO BEDROOM TOWNHOUSE ** WELL PRESENTED THROUGHOUT ** TWO OFF-ROAD PARKING SPACES ** IDEAL FTB/INVESTOR PROPERTY ** 'MOVE IN READY' **** Bronte Estates are pleased to list for sale this two bedroom property located on the popular Westwood Park development in BD6. Benefitting from a modern fitted kitchen, enclosed rear garden, driveway, new boiler in 2023 and a cul-de-sac position. Briefly comprising of: Entrance Hall, Living Room, Dining-Kitchen, two Bedrooms & Bathroom. Gardens front & rear. Early viewing is advised.



Council Tax Band: B



Hall

Stairs to first floor, oak door to the lounge and a radiator.

Lounge

13'7 x 9'8

Window to the front elevation, oak door leading to the kitchen and a radiator.

Dining-Kitchen

12'1 x 8'7

A modern 'U' shape fitted kitchen with a separate space for dining. Integrated electric oven, hob and extractor above, plumbing for a washing machine, composite sink and drainer, useful pantry/under-stairs storage, LVT flooring and a radiator. Window and French doors leading to the rear garden.

First Floor

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

Bedroom One

12'4 x 10'10

Window to the front elevation, storage cupboard and a radiator.

Bedroom Two

11'5 x 6'6

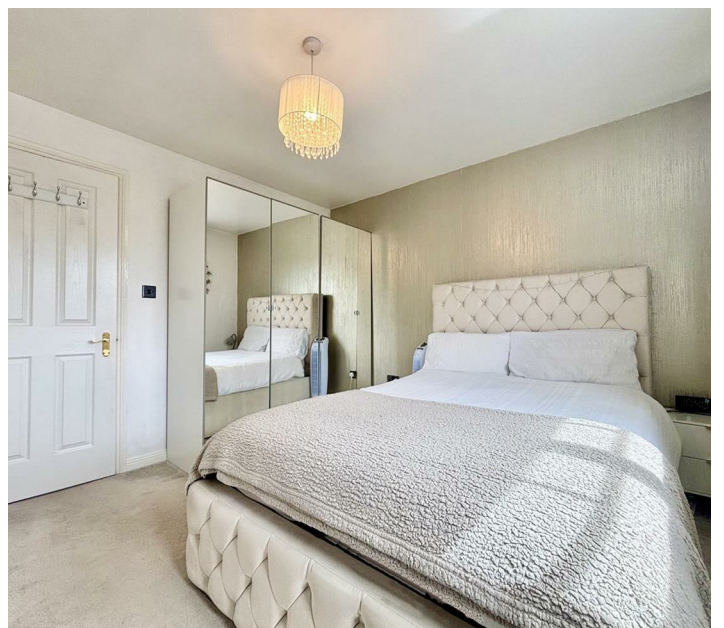
Window to the rear elevation and a radiator.

Bathroom

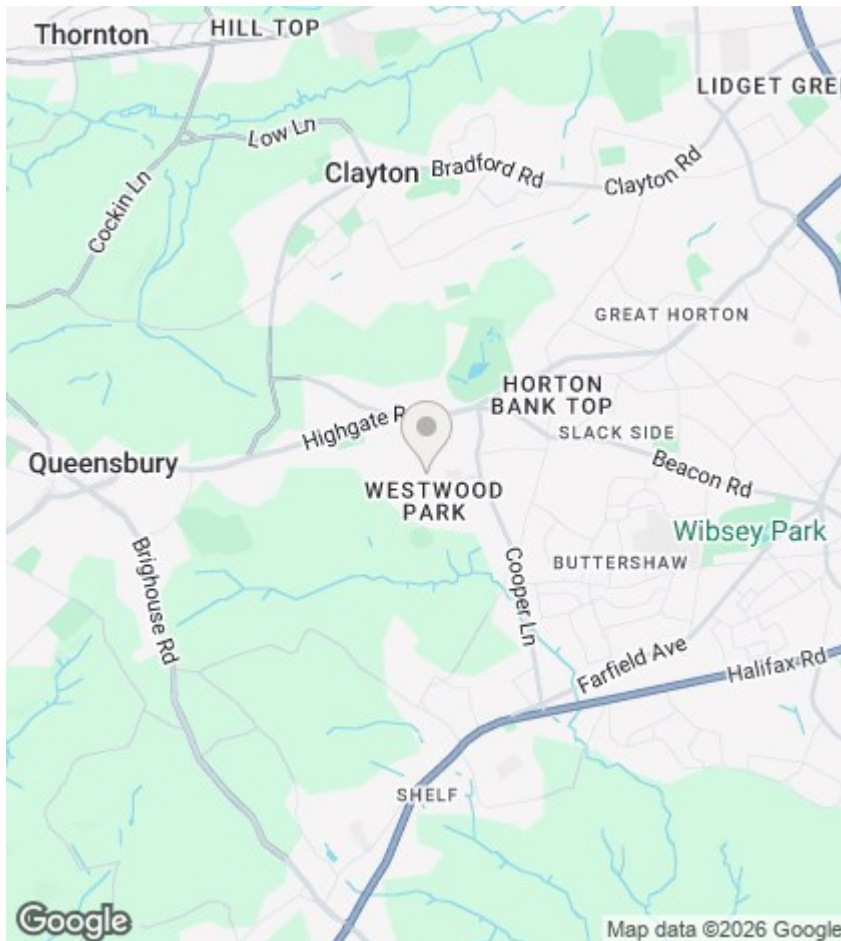
Modern three piece suite comprising of a bath with rainfall shower over, low flush WC and a pedestal washbasin. LED wall mirror, window to the rear and a radiator.

External

To the front of the property is an open-plan lawn area, bin store and two off-road parking spaces. To the rear is an enclosed garden with a decked patio area and a lawn.







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		92
(81-91) B		
(69-80) C	75	
(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	

