bronte estates









5 Bittern Court, Westwood Park, Bradford, BD6 3XA

Offers In The Region Of £165,000

- MODERN TWO BEDROOM TOWNHOUSE
- GAS CENTRAL HEATING
- DELIGHTFUL REAR GARDEN
- CLOSE TO BUS ROUTES
- NEW CARPETS
- POPULAR DEVELOPMENT IN BD6
- UPVC DOUBLE GLAZING
- TWO OFF-ROAD PARKING SPACES
- LOCAL AMENITIES CLOSE BY
- ARRANGE YOUR VIEW NOW!

11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
01274884040
queensbury@bronteestates.co.uk
www.bronteestates.co.uk

5 Bittern Court, Bradford BD6 3XA

** MODERN TWO BEDROOM MID-TOWNHOUSE ** DRIVE FOR TWO CARS ** NEW CARPETS ** POPULAR LOCATION ** Bronte Estates are pleased to list for sale this spacious two bedroom townhouse on the edge of the popular Westwood Park development in BD6. To the ground floor is an entrance hallway, lounge and a dining kitchen with French doors leading out to the rear garden. To the first floor are two double bedrooms and a modern shower room. Externally there is an open plan garden area to the front and to the rear; are two off-road parking spaces and a sunny, enclosed patio garden. The property will make an ideal first time buy, landlord investment or perhaps for those down-sizing. Early viewing is advised.

2 1 1 C

Council Tax Band: B







Porch
Front entrance porch with a door into the the lounge. Window to the side and a central heating radiator.

Lounge
16'2" x 11'6"
Modern pebble style electric fire, window to the front elevation, two central heating radiators and an under-stairs storage cupboard.

Dining-Kitchen
11'5" x 10'10"
Fitted kitchen with a range of base and wall units, splash-back tiling and laminated work surfaces incorporating a breakfast bar. Integrated electric oven, electric hob and an extractor above, along with a stainless steel sink & drainer and plumbing for a washing machine. Open stairs to the first floor, central heating radiator, window to the rear and French doors leading out to the garden.

First Floor
Landing area with doors off to the bedrooms and bathroom.

Bedroom One
11'6" x 11'0"
Window to the rear elevation, central heating radiator and an airing cupboard.

Bedroom Two
11'6" x 9'5"
Access to the loft space, window to the front elevation and a central heating radiator.

Bathroom
A modern shower room benefitting from a large walk-in shower cubicle with a rainfall shower, washbasin with mixer tap & storage below and a low flush WC. Laminate flooring, chrome heated towel rail and an extractor fan.

External
To the front of the property is an open-plan lawn area and to the rear is a pleasant south facing landscaped garden with a patio seating area, railway sleepers, artificial grass and a well planted flower bed. Two off road parking spaces can also be found to the rear of the property.

Sale Ready
Get ready for speedier, smoother and more successful sales with Sale Ready properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title
Standard searches (regulated local authority, water & drainage & environmental)
Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.











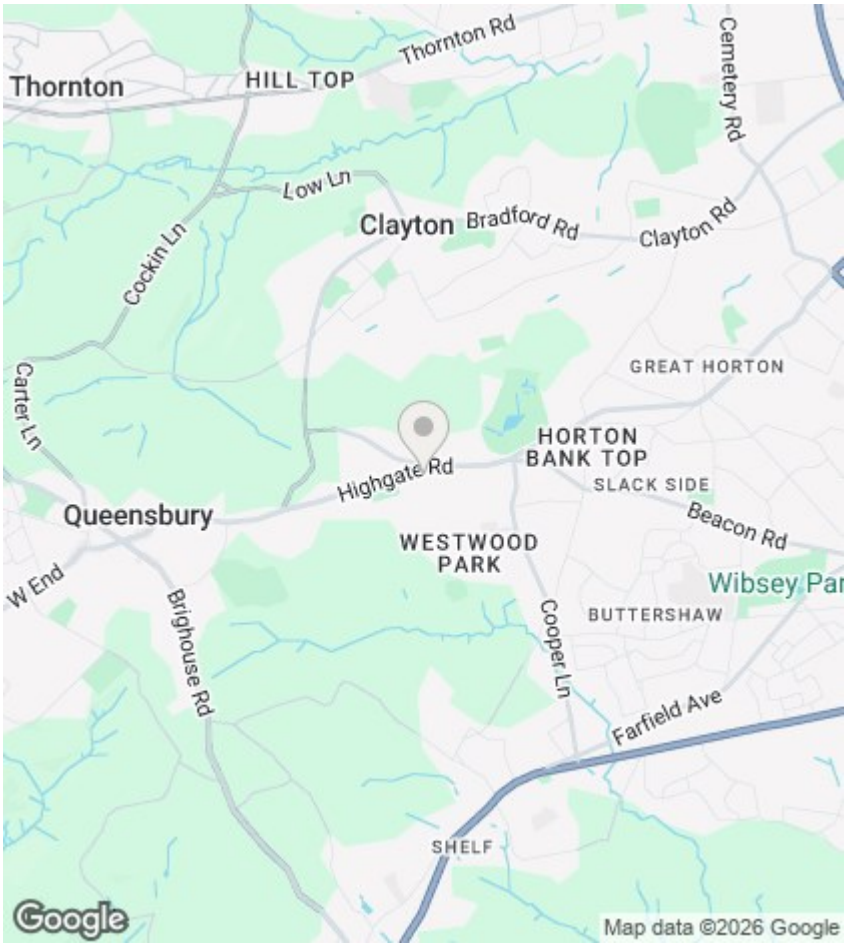












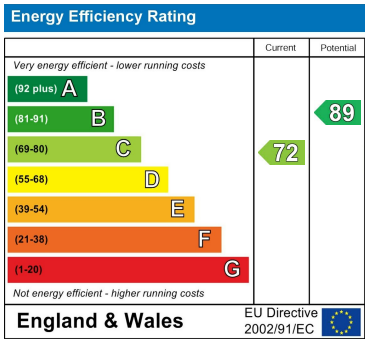
Directions

Viewings

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

EPC Rating:

C



11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
01274884040
queensbury@bronteestates.co.uk
www.bronteestates.co.uk