



16 The Birdwalk, Bradford

Bradford

£450,000

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Righthaus are proud to offer ****VERY WELL PRESENTED ****5 BEDROOM****3 RECEPTION ROOM****DETACHED**** property situated in the popular residential location of WESTWOOD PARK. The property benefits from a recent RENOVATION & EXTENTION to the property and due to this is OFFERED IN A STUNNING CONDITION with HIGH QUALITY FIXTURES AND FITTINGS.

Comprises of: Hallway, lounge, dining kitchen, dining room with snug area, conservatory, utility room, staircase to first floor landing giving access to four bedrooms, family bathroom and stairs to the fifth bedroom plus 4 piece ensuite. This home Benefits from Alarm, gas central heating, double glazing throughout.

To the outside is a driveway for approx. 5 cars whilst to the rear is a large artificial lawn, patio and border planting area.

Council Tax band: E

Tenure: Freehold

- EXECUTIVE DETACHED
- RECENT RENOVATION & EXTENTION
- HIGH QUALITY FIXTURES AND FITTINGS
- 5 BEDROOMS
- MASTER SUITE WITH WARDROBE ROOM AND ENSUITE
- 3 RECEPTION ROOMS
- 3 BATHROOMS PLUS WC
- DINING KITCHEN
- CUL DE SAC LOCATION
- DOUBLE GARAGE



Hallway

Giving access to the Lounge, Dining kitchen, Dining room with snug, Wc and first floor.

Lounge

18' 11" x 10' 10" (5.76m x 3.3m)

The lounge has a bay window and benefits from gas central heating, feature fireplace, double glazed windows and French doors opening into the Conservatory.

Dining room

20' 7" x 18' 4" (6.28m x 5.58m)

The Dining room with Snug area features French doors opening into the rear garden and also benefits from gas central heating and double glazing.

Dining kitchen

19' 2" x 10' 3" (5.83m x 3.12m)

Open style with the dining area. The kitchen has an array of modern wall and base unit's as well as a good amount of Quartz workspace, 1 bowl under mounted sink unit with grooved drainer, Rangemaster style has cooker, gas central heating and double glazing.

Conservatory

17' 12" x 10' 11" (5.48m x 3.32m)

The conservatory overlooks the tranquil rear garden and benefits from solid roof, double glazing, gas central heating and French doors opening into the rear garden.

Utility room

6' 8" x 6' 2" (2.02m x 1.87m)

The utility room has an array of wall and base unit's as well as a good amount of workspace, 1 bowl sink unit with drainer, plumbing for an automatic washing machine, condensing dryer and gas central heating.

Wc

6' 8" x 4' 3" (2.03m x 1.29m)

Part tiled W.C. comprising of 2 piece suite including low level W.C. and pedestal hand basin. Also benefitting and gas central heating.





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REAR GARDEN

To the rear of the property is a mature garden with artificial lawn, mature border planting and is fully enclosed.

GARDEN

To the side of the property is a decked patio and planting boxes to the rear of the garage.

ON DRIVE

5 Parking Spaces

To the front of the property is a large driveway for approximately 4 to 5 cars. Also offers access to the double garage.

GARAGE

Double Garage

The double garage is accessed via an up and over electric door and further benefits from power, and lighting.





Righthaus Estate Agents

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