

12 Peregrine Way, Bradford

Bradford

Offers in Region of £330,000

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

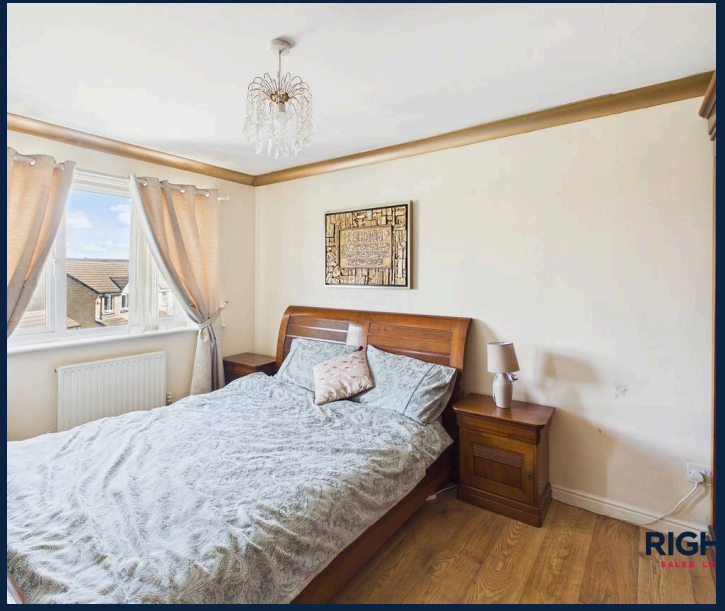
EPC Environmental Impact Rating: D

- Generously proportioned detached house
- Catering for needs of growing family
- Large lounge, kitchen, dining room, ground floor w.c
- Four excellent beds (en suite to main), house bathroom
- Driveway and integral garage, enclosed rear garden
- Part of the popular Westwood Park development









Ground Floor

.

Reception Hall

Staircase rising to first floor. Doors leading to ground floors rooms and integral garage. Door into;

Cloaks/w.c

With low level w.c and hand wash basin.

Lounge

A generous main living space which occupies a position to the rear of the property which overlooks the garden from a walk in bay window with twin patio doors. Display plinth extending to alcove recesses.

Kitchen

Incorporating fitted base and wall units, ample counter worktop surfaces with inset stainless steel sink unit, matching back panel splashbacks. Integrates raised oven, space for oversized fridge/freezer. Outer access door. Multi pane double doors lead into;

Dining Room

.

First Floor

Landing.

Principal Bedroom

Front facing spacious main bedroom with door into;

En Suite

Presented with a walk in shower cubicle, hand wash basin set into vanity unit, concealed cistern w.c.

Bedroom Two

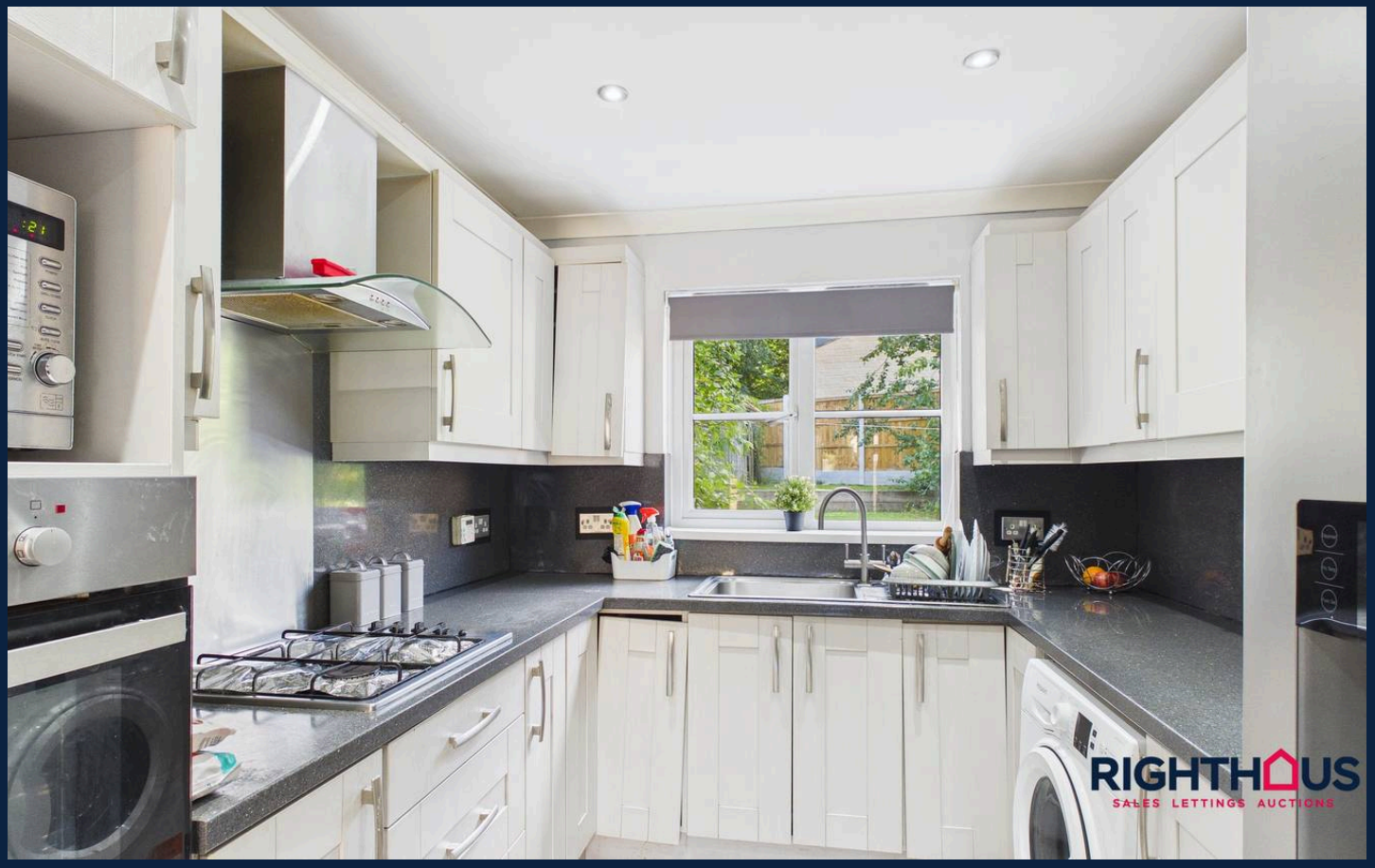
Double bedroom.

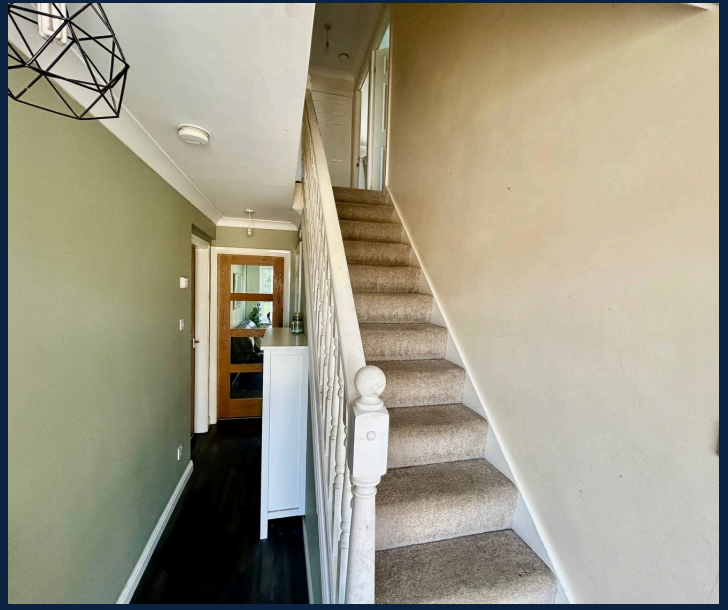
Bedroom Three

Double bedroom.

Bedroom Four

An ample fourth bedroom.







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FRONT GARDEN

Small lawned section with flagged pathway leading to rear.

REAR GARDEN

The pleasing enclosed rear garden enjoys a good degree of privacy and features a raised lawned area, perimeter bushes and plants together with a flagged patio/barbeque section - perfect for relaxation and entertainment.

GARAGE

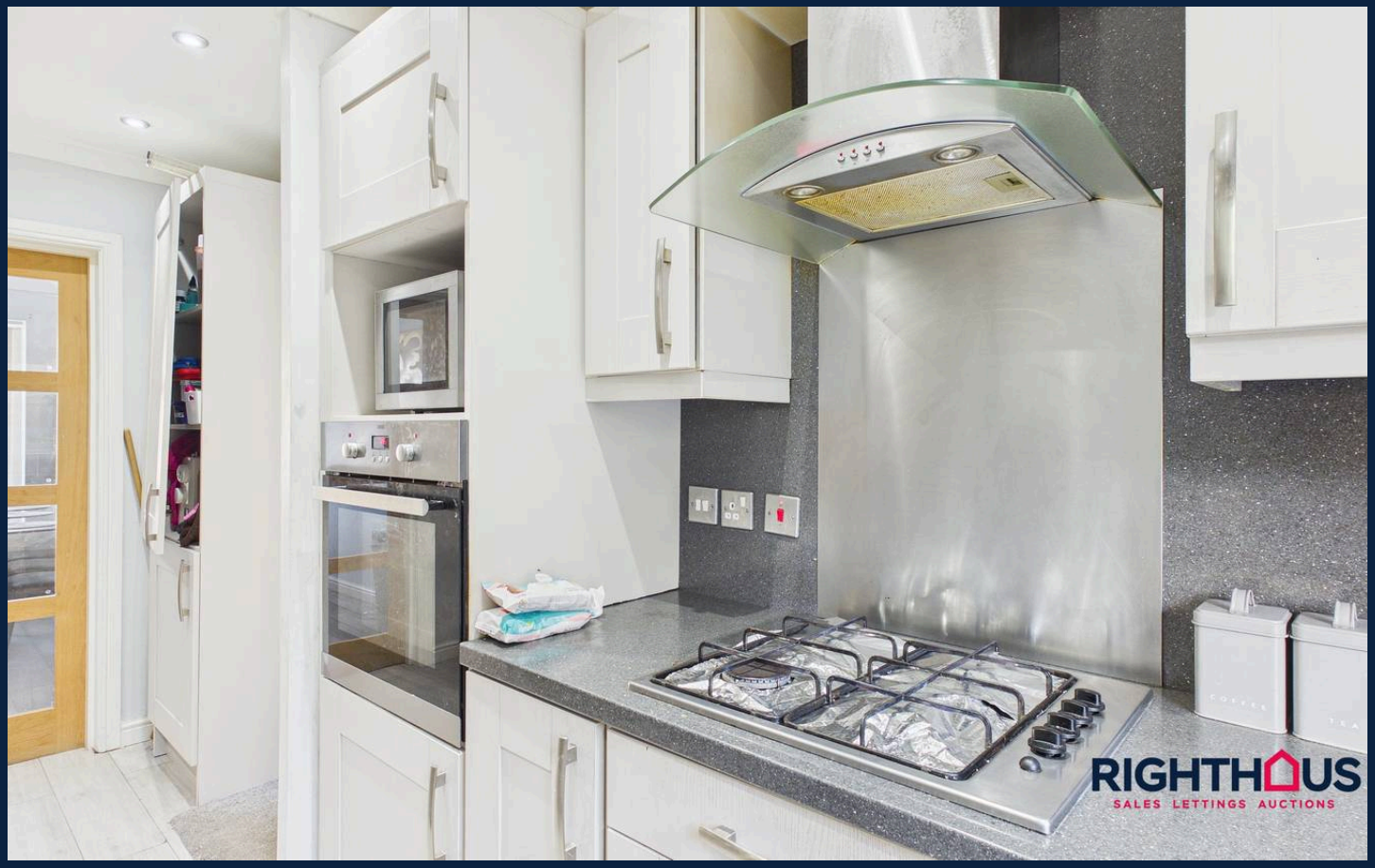
Single Garage

Integral garage with door into reception hallway.

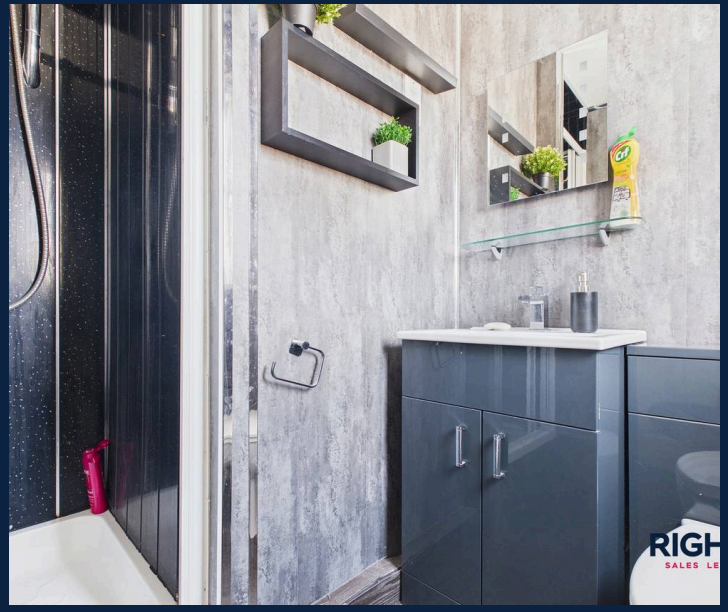
DRIVEWAY

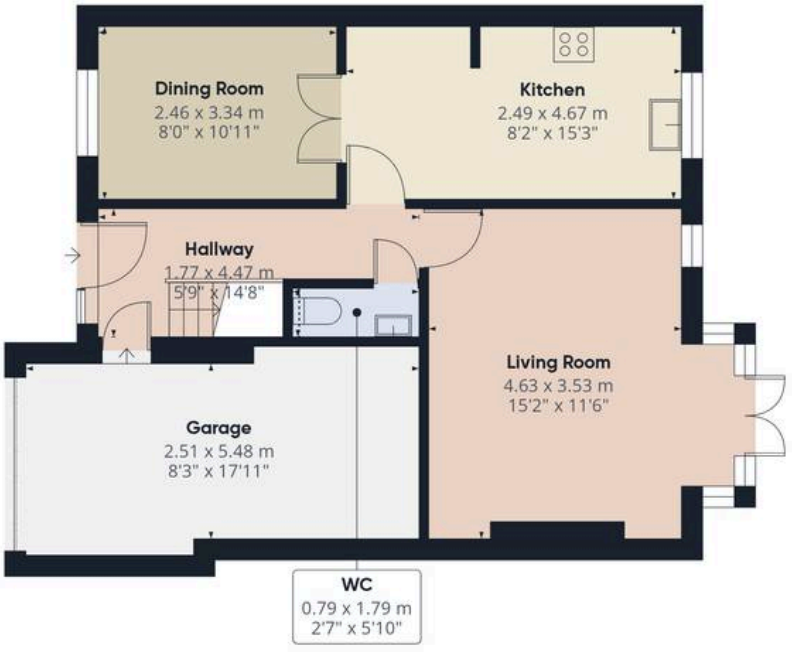
1 Parking Space

Tarmac driveway driveway providing off street parking.

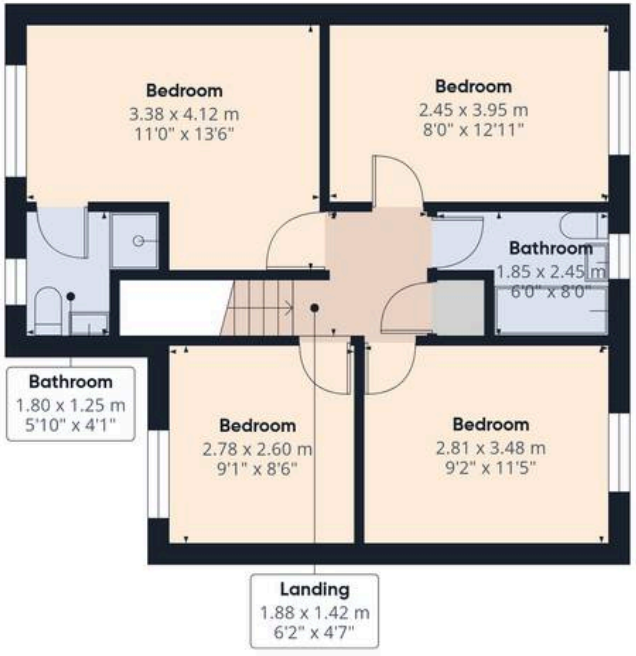








Floor 0



Floor 1



Approximate total area(1)

110.6 m²

1190 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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