



## 37 Meldon Way, Bradford, BD6 3WP

£215,000

- Spacious three-bedroom townhouse arranged over three floors
- Generous west-facing rear garden
- Bright lounge leading into a conservatory
- Single car driveway and garage
- Downstairs WC, family bathroom and En-suite
- Ideal location for commuters

# 37 Meldon Way, Bradford BD6 3WP

A spacious three-bedroom townhouse set over three floors, featuring a bright lounge leading into a conservatory, a generous west-facing rear garden, driveway parking and garage. The property offers a downstairs WC, family bathroom and a principal bedroom suite with walk-in wardrobe and en suite. Ideally located in BD6 close to schools, shops and transport links, this versatile home is perfect for families and professionals alike.



Council Tax Band: C



## Ground Floor

### Entrance Hallway

A welcoming and spacious hallway provides access to the main living areas and includes a convenient downstairs WC fitted with wash basin and toilet.

### Kitchen

The fitted kitchen offers ample storage and worktop space and includes a freestanding washer, integrated fridge freezer, dishwasher, and electric cooker. The boiler is neatly housed within a corner cupboard.

### Lounge & Conservatory

The generous lounge provides an excellent living and dining space, comfortably accommodating seating, dining furniture and additional storage units. Double doors lead into the conservatory, creating an ideal additional reception area perfect for relaxing during the summer months, with direct access to the rear garden.

## First Floor

### Bedroom Two

Overlooking the rear garden, this well-proportioned double bedroom is large enough to accommodate a king-sized bed and additional freestanding furniture.

### Bedroom Three

Situated to the front of the property, this bedroom is similar in size to the second bedroom and offers excellent space for a double bed and storage units.

### Family Bathroom

The well-maintained bathroom is fitted with a bath and shower, wash basin, and WC.

## Second Floor

### Master Bedroom

Occupying the entire top floor, the impressive main bedroom offers generous proportions along with integrated storage cupboards and a walk-in wardrobe. The room leads through to a private en suite bathroom and also provides loft access above, creating a superb principal suite.

### Outside

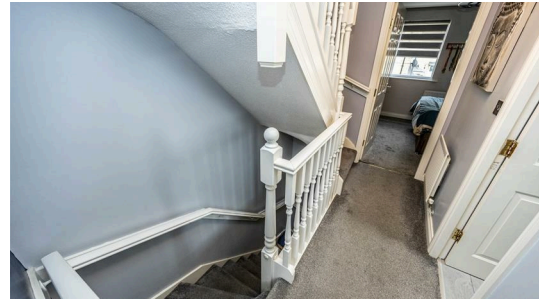
To the rear, the property benefits from a generous west-facing garden, ideal for enjoying afternoon and evening sun during the warmer months. The home also offers driveway parking and a single garage, providing excellent storage and secure off-street parking.

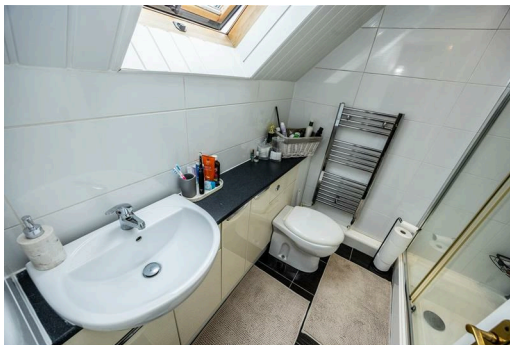
### Location

Situated in the popular BD6 area, the property is conveniently positioned close to local schools, shops and everyday amenities. Excellent transport links provide easy access to surrounding towns and commuter routes, making this an ideal setting for families and working professionals alike.

### **Agent Notes & Disclaimer**

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







Total area: approx. 114.2 sq. metres (1229.1 sq. feet)

