



## 26 Wesley Drive, Low Moor, Bradford, BD12 0NH

£210,000

# 26 Wesley Drive, Bradford BD12 0NH



### Entrance Hall

A welcoming entrance hall featuring stylish laminate flooring and a staircase rising to the first floor. Doors provide access to the principal living accommodation, setting the tone for the home beyond.

### Living Room

A spacious and inviting reception room, beautifully presented with laminate flooring and centred around an attractive fireplace with a wooden surround and marble hearth, creating a warm focal point. A large UPVC double-glazed window overlooks the front aspect, allowing an abundance of natural light to fill the room. Double doors open seamlessly into the conservatory, providing additional living space.

### Conservatory

A bright and versatile room overlooking the rear garden, ideal as a second sitting area, dining space or home office. Fitted with a wall-mounted radiator for year-round comfort and UPVC French doors leading directly onto the patio and garden.

### Kitchen

The kitchen is fitted with a range of wall and base units, complemented by ample worktop space. Features include a gas hob, stainless steel sink, plumbing for a washing machine and space for a freestanding fridge freezer. A UPVC window enjoys views over the rear garden, while a useful built-in storage cupboard provides additional practicality. A door leads directly outside.

### First Floor Landing

With fitted carpet and doors leading to all three bedrooms and the family bathroom. Access is also provided to the loft space.

### Bedroom One

A generous double bedroom positioned to the front of the property, featuring fitted carpet and access to the loft via a pull-down wooden ladder.

### Bedroom Two

A well-proportioned second double bedroom with fitted carpet and a UPVC double-glazed window.

### Bedroom Three

A comfortable single bedroom overlooking the rear garden, making an ideal child's bedroom, nursery or home office.

### Family Bathroom

Fitted with a three-piece suite comprising a panelled bath with shower attachment, low-level WC and pedestal wash basin. A frosted UPVC double-glazed window provides natural light and privacy.

### Loft Room

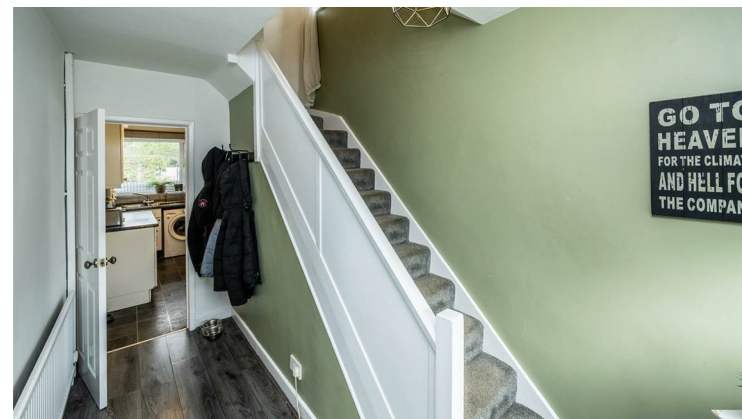
The loft has been boarded to create a useful additional space and benefits from a window, offering excellent storage or hobby space (please note this room is not classified as a habitable bedroom).

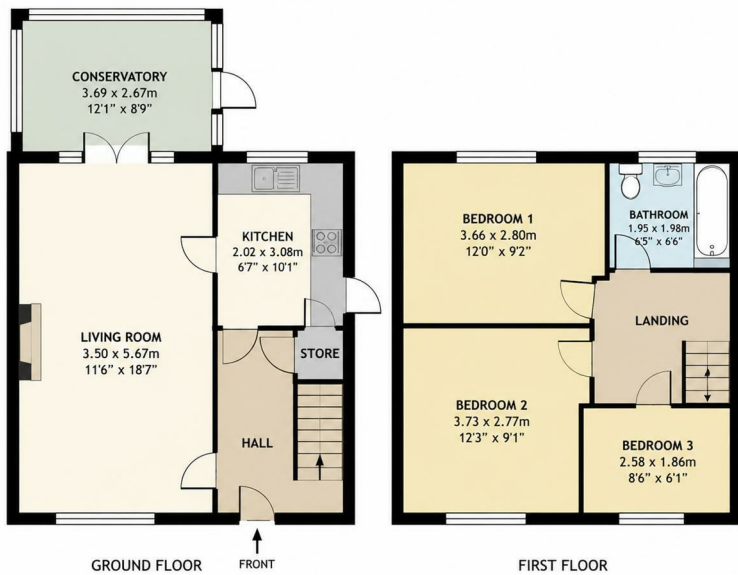
### Outside

To the front of the property, a generous driveway provides off-road parking for up to three vehicles and leads to a detached single garage with an up-and-over door.

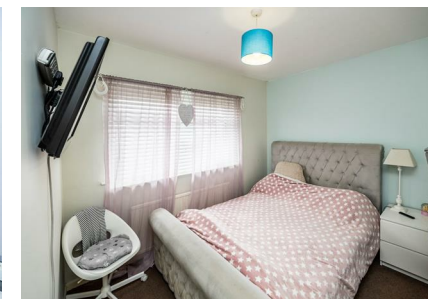
The front garden is attractively landscaped with mature trees and established shrubs, creating an appealing first impression.

To the rear, the enclosed garden enjoys a lawned area alongside a paved patio, providing the perfect setting for outdoor dining and entertaining. A garden shed offers useful external storage.





All measurements are approximate and for illustrative purposes only.  
Not to scale.



## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.