



**£229,500**

**\*THREE BEDROOMS\* \*FANTASTIC CORNER PLOT\* \*SCOPE TO EXTEND\* \*FAMILY HOME\* \*QUIET CUL-DE-SAC\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*TWO RECEPTION ROOMS\* \*GARDENS\* \*DRIVEWAY PARKING\***

Nestled in a tranquil cul-de-sac on Pullan Drive, this charming semi-detached house presents an excellent opportunity for families seeking a comfortable and convenient home. Boasting three well-proportioned bedrooms, this property is designed to accommodate family living with ease.

Upon entering, you will find two inviting reception rooms that offer versatile spaces for relaxation and entertainment. These rooms are perfect for family gatherings or quiet evenings in, providing a warm and welcoming atmosphere. The layout of the home ensures that each area flows seamlessly, making it ideal for both everyday living and hosting guests.

The property features a well-appointed bathroom, catering to the needs of the household. Additionally, the corner plot offers ample outdoor space, presenting exciting possibilities for future extensions or enhancements, should you wish to expand your living area (subject to consents).

Parking is made easy with driveway parking available. The location is particularly appealing, as it is situated close to local schools and amenities, making daily errands and school runs a breeze.

This delightful home is perfect for families looking to settle in a peaceful neighbourhood while still being within reach of essential services and recreational facilities. With its potential for growth and its family-friendly environment, this property is not to be missed.

Ask us about....



## Pullan Drive, BD2

Approximate Gross Internal Area  
79.7 sq m / 858 sq ft

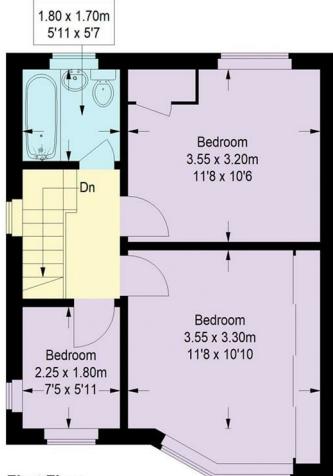
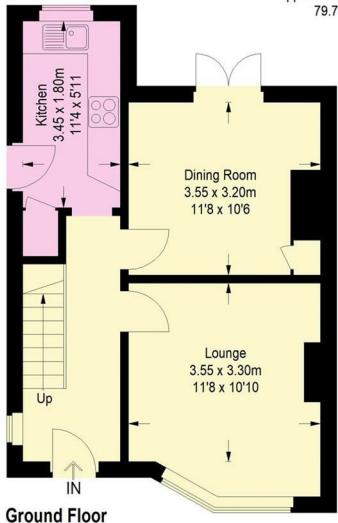
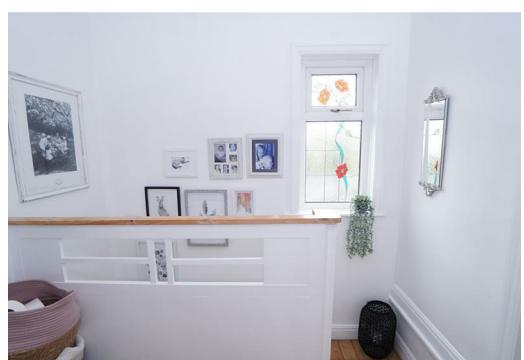


Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © 2025 (ID1196620)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(29-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

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The Property  
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