



Total floor area: 88.1 sq.m. (949 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com



Directions

See mapping.



Saxton Avenue, Bradford, BD6 3SQ
Offers In Excess Of £190,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Saxton Avenue, Bradford, BD6 3SQ

 1  3  1

Three Bedrooms *** Potential To Extend STPP
 *** Two Utility Rooms *** Sought After
 Location Close To Local Shops And Amenities.
 Nestled on the desirable Saxton Avenue in
 Bradford, this well-presented semi-detached
 house offers a perfect blend of comfort and
 convenience. With three spacious bedrooms,
 this property is ideal for families or those
 seeking extra space. Upon entering, you are
 welcomed by a bright entrance hall that leads to
 a generous lounge/diner, complete with a
 charming gas fire, built-in storage, and elegant
 French doors that open to the rear garden,
 creating a seamless connection between indoor
 and outdoor living.

The kitchen is thoughtfully designed with fitted
 wall and base units, providing ample storage,
 and features space for a free-standing cooker,
 complete with an extractor hood above.
 Additionally, there are two utility rooms,
 offering further space for a washing machine,
 tumble dryer, and dishwasher, making
 household chores a breeze.

Upstairs, you will find three well-proportioned
 bedrooms, perfect for relaxation and rest. The
 family bathroom is equipped with a bath and
 shower over, a low-level WC, and a stylish
 vanity hand wash unit, ensuring functionality
 and comfort.

Outside, the property boasts a garage and a
 driveway, providing parking for many vehicles,
 a rare find in this sought-after area. The
 enclosed rear garden offers a private outdoor
 space, ideal for entertaining or enjoying quiet
 moments in the sun.



Train
 your text here



Primary School
 your text here



Secondary School
 your text here

<p>Fixtures & fittings Spacious and well presented three bedroom semi-detached house in sought after location.</p> <p>Rating authority Borough Council Tax Band A</p>	<p>Services INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to Mortgages with JD, Hanie & Co, who are authorised and regulated by the Financial conduct Authority.</p> <p>Tenure Freehold</p>
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