




Floor Plan  
Floor area 49.4 m<sup>2</sup> (532 sq.ft.)

TOTAL: 49.4 m<sup>2</sup> (532 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

Markfield Avenue, Bradford, BD12 0UL  
Offers In Excess Of £190,000

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.



Markfield Avenue, Bradford, BD12 oUL

 1  2  1

No Onward Chain \*\*\* Sought After Location \*\*\* Modernised Throughout \*\*\* Garage And Driveway. This well-presented two double bedroom semi-detached bungalow is being sold with no onward chain, offering a smooth and straightforward move. The kitchen is fitted with modern wall and base units, providing plenty of storage space. It comes with integrated appliances, including a fridge, freezer, electric oven, and hob with an extractor hood above. There is also space and plumbing for a washing machine, making the kitchen highly functional.

The spacious lounge offers a comfortable area for relaxing and entertaining, with ample natural light. The modern bathroom features a bath with a shower over, a low-level WC, and a hand wash basin, ensuring all essential facilities are provided in a clean and practical layout. Both bedrooms are double-sized, providing ample room for furnishings and storage.

Outside, the property has a garage with power and light connected and driveway, offering convenient off-street parking. The front and

rear gardens are low maintenance, ideal for those who prefer a garden that is easy to manage while still offering outdoor space. This bungalow is a great opportunity for anyone looking for a practical and comfortable home in a well-connected location.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Well presented two bedroom semi-detached bungalow being sold with no onward chain.

Rating authority  
Borough Council Tax Band B

Services  
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure  
Freehold