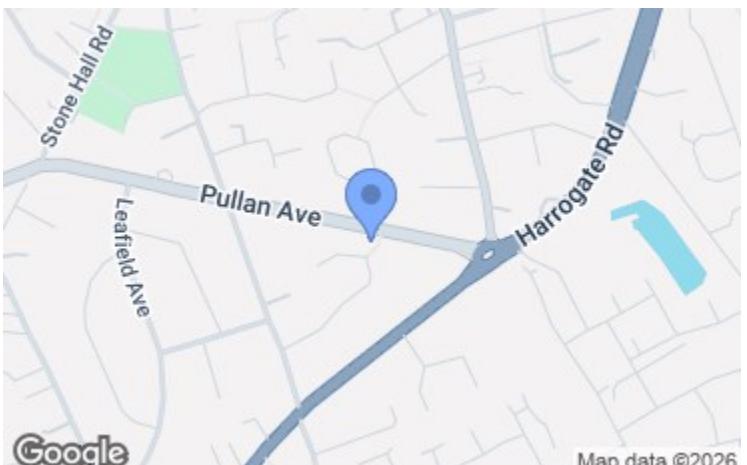




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Directions

Viewing arrangements

Strictly by appointment through WW Estates  
01274 627444  
sales@wwestateagents.com



359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@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.



PrimeLocation.com

Zoopla.co.uk

rightmove

**Pullan Avenue, Bradford, BD2 3RN**  
**Offers In The Region Of £275,000**



**\*\* 4 BEDROOMS \*\* FLEXIBLE LIVING ACCOMMODATION \*\* MODERN FINISH THROUGHOUT \*\* IDEAL FAMILY HOME \*\* POPULAR RESIDENTIAL LOCATION \*\* EXCELLENT TRANSPORT LINKS \*\* CLOSE TO WELL-REGARDED SCHOOLS \*\*** Nestled on Pullan Avenue in Bradford, this charming four-bedroom semi-detached family home presents an excellent opportunity for those seeking flexible living space and potential for future expansion, subject to planning permission. The property boasts a modern finish throughout with gas central heating and PVCu double glazing.

An entrance hall leads to an open-plan dining kitchen. The kitchen features stylish tiled flooring and is equipped with contemporary gloss white units, laminate work surfaces, an electric fan oven, gas hob, and integral fridge freezer. The dining area comprises hardwood flooring, offers ample space for family gatherings and has patio doors that open to the rear garden. The lounge, naturally lit by a bay window is finished with neutral décor and plush

carpeting. Additionally, a side extension adds versatility, offering a large double bedroom or second reception room, complete with a Velux window for extra light.

The first floor landing features built-in storage and a loft hatch with a drop-down ladder, leading to a boarded and insulated loft space with power and lighting. Two generously sized double bedrooms come with built-in wardrobes, while the smaller bedroom is a larger-than-average single, perfect for children or guests. The fully tiled family bathroom is equipped with a modern three-piece suite, including a bath with a shower over, wash hand basin, and W.C.

Externally, the property boasts a well-maintained enclosed front garden with a lawn and flowerbeds. A spacious rear garden that offers potential for further extensions, S.T.P.P. The rear garden is mainly laid to lawn and surrounded by mature greenery, providing a tranquil outdoor space. Off-street parking is available at the rear, complete with a detached garage and an EV charging point.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

Rating authority  
Borough Council Tax Band C

Services

Tenure  
Freehold