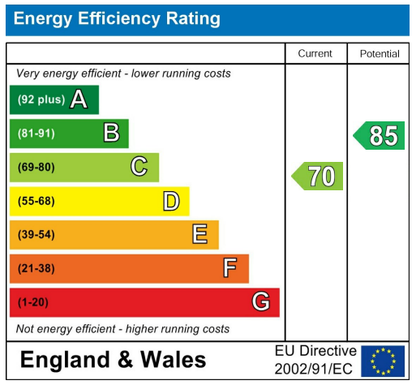
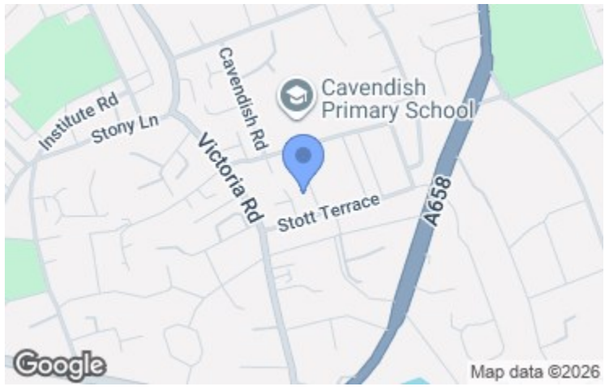
Hall Avenue, BD2

Approximate Gross Internal Area
80.6 sq m / 867 sq ft

Ground Floor **First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.





Viewing arrangements

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

Directions

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.

Hall Avenue, Bradford, BD2 2DT
Offers In The Region Of £235,000

Hall Avenue, Bradford, BD2 2DT

1 3 1

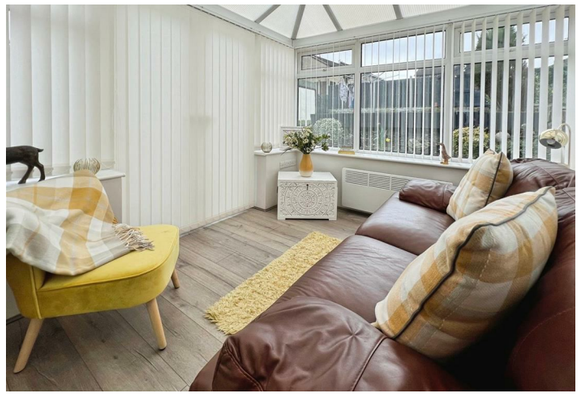
** 3 BEDROOMS ** SEMI-DETACHED FAMILY HOME ** LOUNGE & CONSERVATORY ** OPEN PLAN DINING KTICHEN ** IMMACULATE FINISH THROUGHOUT ** This immaculate three-bedroom semi-detached house offers a perfect blend of modern living and comfort, making it an ideal choice for young professionals and families alike.

Upon entering, you are welcomed by a PVCu entrance porch that leads into a spacious entrance hall. The cosy lounge at the front of the property features a large double glazed window to front, log burner style gas fireplace, while the open plan dining kitchen is perfect for entertaining and family time. The kitchen is equipped with modern wall and base units and granite work surfaces over, a gas hob and integral electric oven, wine cooler, space and plumbing for washing machine and fridge freezer, a sink and drainer with pantry cupboard, door to side and window to rear. The kitchen has a breakfast bar incorporated with ample space for a family dining table, further built in storage and access to the lounge and conservatory extension.

The first floor boasts two generously sized double bedrooms, with the main bedroom featuring wall-to-wall fitted wardrobes, the second bedroom a generous double and third single bedroom with fitted bed frame and access to the boarded loft which features power, lighting and Velux windows. A modern family shower room completes the first floor with a walk-in shower cubicle, wash hand basin and vanity unit and low level flush w/c.

Externally, the property is equally impressive, with well-maintained gardens both at the front and back. A large driveway leads to a detached garage, offering additional parking and storage options. The enclosed rear garden is a tranquil retreat, laid to lawn with fenced borders and a decked seating area, perfect for enjoying the outdoors.

The property is finished with contemporary decor and flooring throughout, PVCu double glazing and gas central heating, sitting within a desirable residential location.



Fixtures & fittings	Services
Rating authority Borough Council Tax Band B	Tenure Freehold