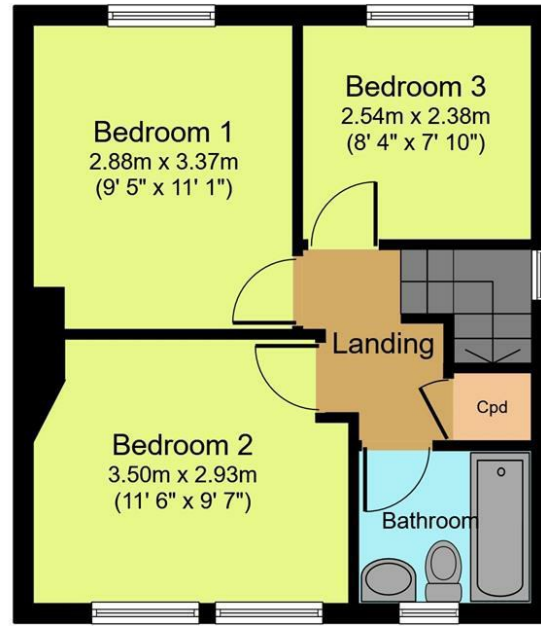


Ground Floor



First Floor

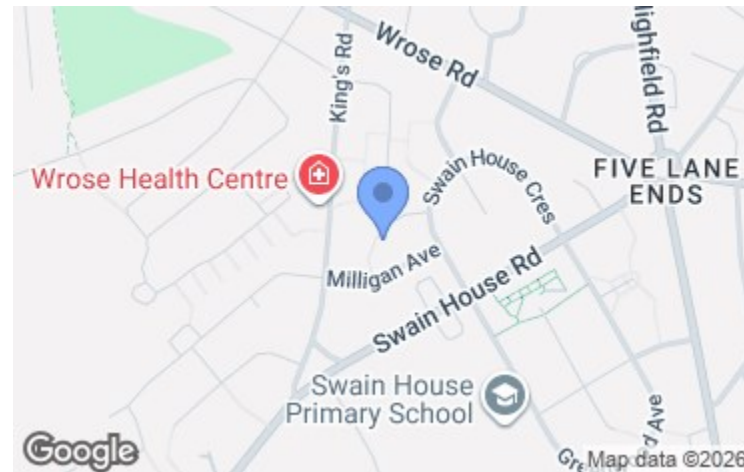
Created using Vision Publisher™



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | 76 |
| (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 627444
 sales@wwestateagents.com



Directions

See Mapping.



Mirfield Avenue, Bradford, BD2 1HT
Offers In The Region Of £160,000

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.



Mirfield Avenue, Bradford, BD2 1HT

 1  3  1

**** 3 BEDROOMS ** SEMI-DETACHED FAMILY HOME ** READY TO MOVE IN FEEL ** SUBSTANTIAL ENCLOSED GARDEN ** OFF-STREET PARKING ** CUL-DE-SAC POSITION **** A three-bedroom semi-detached house is an ideal choice for growing families seeking both comfort and potential.

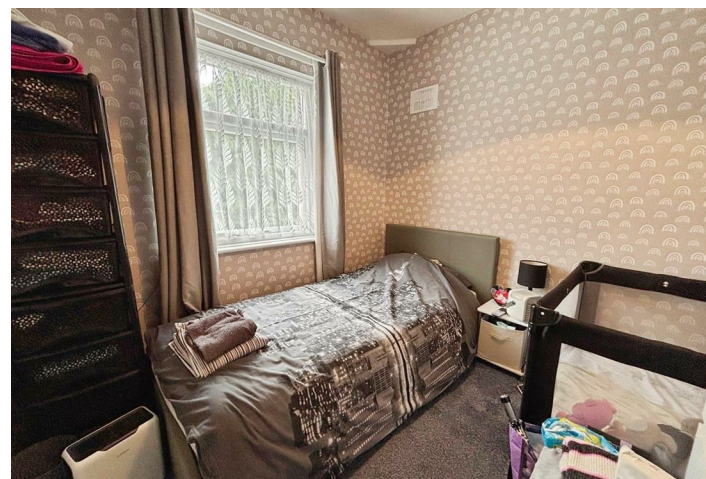
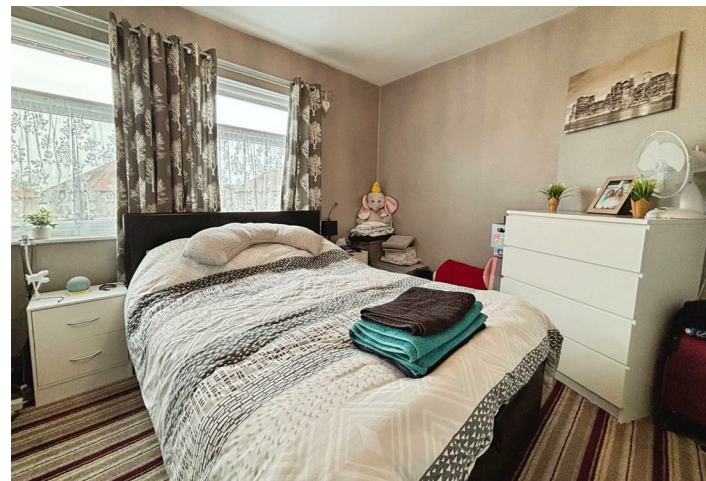
The ground floor vestibule that leads to a staircase to the first floor and lounge to the front aspect. This inviting lounge is filled with natural light from two double-glazed windows and features carpeted floor, a feature fireplace, built-in storage, and contemporary décor that creates a warm atmosphere.

The kitchen, located at the rear of the house, is equipped with modern white gloss wall and base units, plumbing for a gas cooker, washing machine, and dishwasher, as well as space for a fridge freezer. From the kitchen, you can access a delightful PVCu double-glazed conservatory, complete with an electric radiator, which leads out to a raised decking area.

The first floor comprises a landing with built-in storage and a loft hatch with a drop-down ladder for easy access. There are two generously sized double bedrooms, both featuring gas central heating, double-glazed windows, and carpeted flooring. A third, well-proportioned bedroom also benefits from double glazing and carpeted flooring. The family bathroom is fitted with a bath and shower over, a w/c, and a wash hand basin.

Externally, the property offers a gated driveway that provides off-street parking for one car or two smaller vehicles, with fenced borders and gated access to the rear garden. The rear garden is truly a standout feature, fully enclosed and boasting a large lawn, mature garden borders, and a raised decking area.

The property was renovated within the last 10 years with new plumbing, re-plastering, new kitchen and bathroom, new flooring, a conservatory extension and re-decoration providing a perfect, ready to move in family home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Semi-Detached Family Home Situated ON A Substantial Plot At The End Of A Quiet Cul-De-Sac.

Rating authority
Borough Council Tax Band A

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