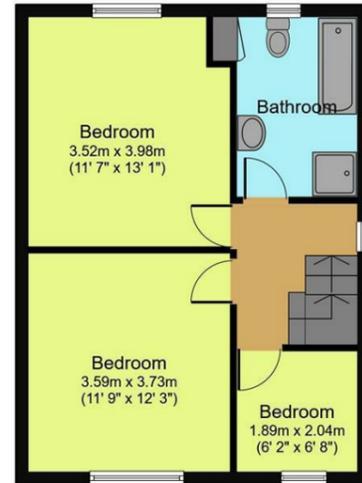
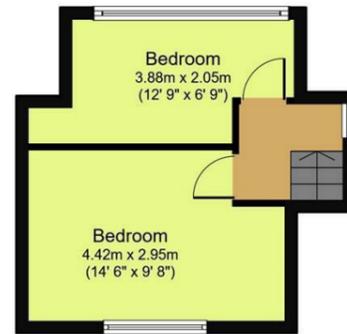


Ground Floor



First Floor



Second Floor

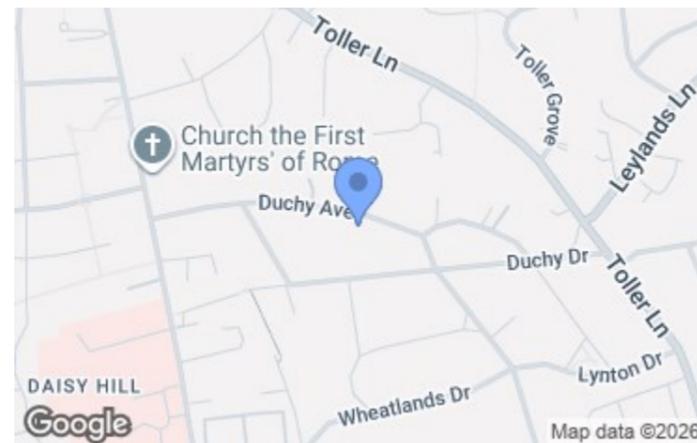
Created using Vision Publisher™



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		
<b>England &amp; Wales</b>	71	76
	EU Directive 2002/91/EC	

**Viewing arrangements**

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



**Directions**

See Mapping.



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



**Duchy Avenue, Bradford, BD9 5ND  
 Offers In The Region Of £370,000**



Duchy Avenue, Bradford, BD9 5ND



**\*\* 5 BEDROOMS \*\* ACCOMMODATION OVER 3 FLOORS \*\* POTENTIAL FOR EXTENSION S.T.P.P. \*\* POPULAR RESIDENTIAL LOCATION \*\* PERFECT FAMILY HOME \*\* GENEROUS GARDEN & PARKING \*\* MODERN FINISH THROUGHOUT \*\*** Nestled in the desirable area of Duchy Avenue, Bradford, this impressive semi-detached house offers a wealth of space and potential for families seeking a comfortable and stylish home. With five well-proportioned bedrooms and three reception rooms, this property is perfect for both relaxation and entertaining.

As you enter, you are greeted by a welcoming entrance hall that leads to a spacious lounge at the front, ideal for quiet evenings. The large family room flows seamlessly into the dining area, creating an inviting space for gatherings with friends and family. The separate dining room connects to a fitted kitchen, which, while in need of some attention, presents an excellent opportunity for personalisation.

The first floor boasts two substantial double bedrooms, both equipped with built-in wardrobes, alongside a single room that could serve as a nursery or a home office. A newly fitted modern

bathroom features a four-piece suite, including a bath with a shower over, a separate shower cubicle, a wash hand basin, and a w/c, ensuring convenience for the whole family. The second floor reveals two additional bedrooms, providing ample space for guests or growing children.

Externally, the property benefits from a large driveway leading to a carport and a detached garage, offering plenty of parking options. The substantial rear garden is a true highlight, featuring a mix of patio and well-maintained lawn, with potential for further extension, subject to planning permission.

This home has undergone some refurbishment and boasts a high standard contemporary finish throughout, with uPVC double glazing and gas central heating ensuring comfort and efficiency. This property is a fantastic opportunity for those looking to create their dream home in a sought-after location.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Substantial 5 Bedroom Semi-Detached Family Home With 3 Reception Rooms, 5 Generous Bedrooms & Potential To Extend S.T.P.P.

**Rating authority**  
Borough Council Tax Band D

**Services**

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**Tenure**  
Freehold