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



Semon Avenue., Bradford, BD2 1JT
Offers In The Region Of £210,000



Semon Avenue., Bradford, BD2 1JT



**** 3 BEDROOMS ** MODERN KITCHEN & BATHROOM ** SUBSTANTIAL PLOT ** POTENTIAL TO EXTEND S.T.P.P ** IMMACULATE MODERN FINISH ** POPULAR RESIDENTIAL LOCATION ** IDEAL FAMILY HOME **** This immaculate and beautifully presented three-bedroom semi-detached family home offers a perfect blend of comfort and potential. Set on a generous plot, there is ample opportunity for extension, subject to planning permission.

The composite door to front leads to an entrance vestibule that leads into a spacious and cosy lounge. This inviting space features modern neutral decor, a log burner with an oak mantle, and a built-in storage, gas central heating and double glazed window to front. At the rear of the property, the dining kitchen is a true highlight. It boasts a range of contemporary gloss wall and base units, with complimentary work surfaces and sink and drainer inset, stylish backlighting, and ample space for a Rangemaster cooker, fridge freezer, washing machine and dining table, finished

with tiled flooring, a window to rear and door to side.

The first floor comprises two generous double bedrooms, both featuring modern decor, carpets, and gas central heating, alongside double-glazed windows and ample space for all bedroom furniture. The larger than average third bedroom, previously utilised as a dressing room, offers versatility for your needs. The modern family bathroom is fully tiled and equipped with a bath and shower over, wash hand basin, and W.C. with the benefit of gas central heating, a frosted window and built in storage.

Externally, the property is equally impressive, featuring a substantial driveway and a detached garage complete with power and lighting. The front garden is adorned with mature borders, while the private rear garden offers a low-maintenance patio, perfect for outdoor relaxation, all enclosed by fenced borders. The external space on offer with this property provides superb potential for future extension, subject to planning permissions and consents.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Immaculate 3 Bedroom Semi-Detached Home With Potential To Extend S.T.P.P.

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