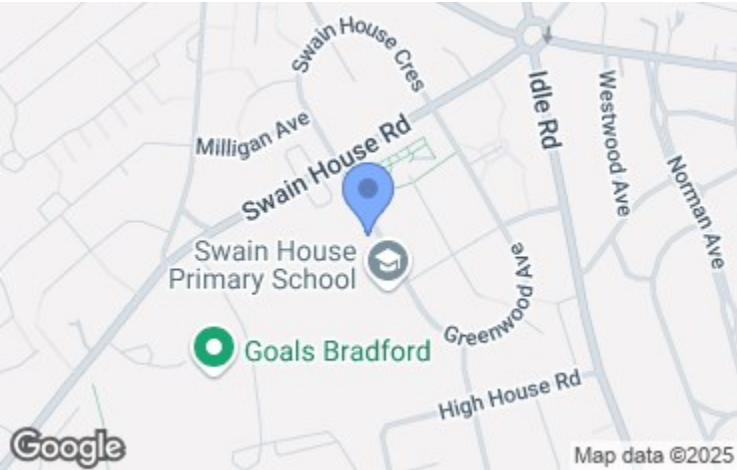




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping.



Radcliffe Avenue, Bradford, BD2 1JL
Offers In The Region Of £155,000

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.



Radcliffe Avenue, Bradford, BD2 1JL

 1  2  1

SEMI-DETACHED ** 2 BEDROOMS ** DINING KITCHEN ** LARGE REAR GARDEN ** ROOM TO EXTEND (S.T.P.P.) ** NO CHAIN ** Situated in a popular location close to Swain House Primary School & local amenities.

The property comprises:- Access through a PVCu front door into entrance vestibule with access to the lounge & first floor rooms. The spacious living room is bright and airy with large picture bay window & vertical blinds allowing the natural light to flow. Stylish grey papered walls with feature timber surround with marble hearth & back, inset display logs to chimney breast, walk-In storage, C/H radiator and finished with grey Ash laminate flooring.

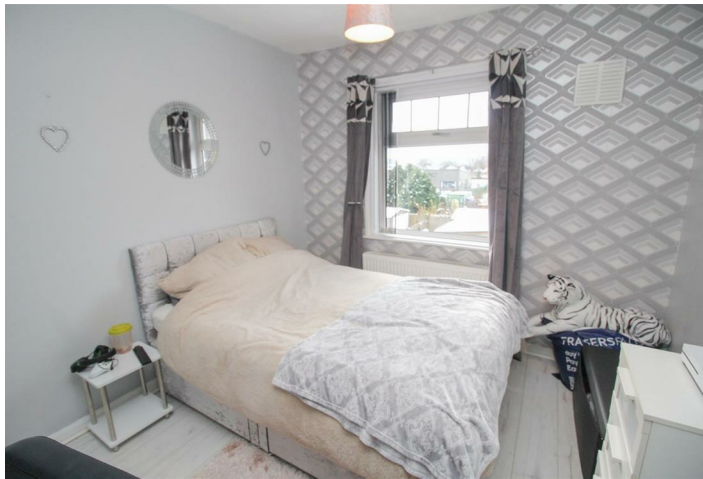
The dining kitchen is fitted with a contemporary range of gloss white base & wall units with black handles, complementary dark granite effect worktops, inset stainless steel sink with mixer tap & black metro tiled splashbacks, Integrated oven & gas hob. Space for fridge/freezer, fridge, dishwasher and plumbing for a washer & dryer. Ceiling spot lights & finished with grey Ash flooring. Space for dining table & chairs, side PVCu door, French doors opening to the rear timber

decked patio, Ideal for Alfresco dining.

On the first floor you will find 2 double bedrooms and the house bathroom. Bedroom 1 is a spacious room with PVCu window with vertical blinds, fitted oak wardrobes and dresser, laminate flooring and C/H radiator. Bedroom 2 is also a double room with modern décor and laminate flooring, C/H radiator and PVCu window with vertical blinds.

The bathroom has a 4 piece suite with air jet bath tub, over sized curved shower cubicle, hand wash pedestal, push button W.C. ceramic tiled splashbacks & chrome fittings, chrome ladder radiator and finished cushion flooring.

Outside front we have off road parking for 2 vehicles. Side paving leading to large rear garden with Timber decked patio, Indian stone patio, artificial lawn and summer house housing Hot Tub, detached storage garage, wild flower borders & timber fencin&



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal First Home Or Investment, Offered with NO CHAIN.....

Rating authority
Borough Council Tax Band

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