



£995 PCM

Three Bedrooms* * Family Home* *Driveway Parking* *Garden

Nestled in the charming area of Ranelagh Avenue, Bradford, this delightful property offers a perfect blend of modern living and natural beauty. Built in 2014, this home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. Upon entering, you are welcomed into a spacious reception room that boasts elegant French doors, allowing natural light to flood the space and providing a seamless connection to the outdoors. The dining kitchen is thoughtfully designed, offering ample room for family meals and entertaining guests. Outside, you will find a large garden complete with a patio area, perfect for al fresco dining or simply enjoying the tranquillity of your surroundings. Additionally, a shed provides useful storage for gardening tools or outdoor equipment.

For those with vehicles, the property features a two-car driveway, adding to the practicality of this lovely home. One of the standout features is its picturesque backdrop, as the garden backs onto serene woods, offering a peaceful retreat and a wonderful opportunity for nature walks right on your doorstep.

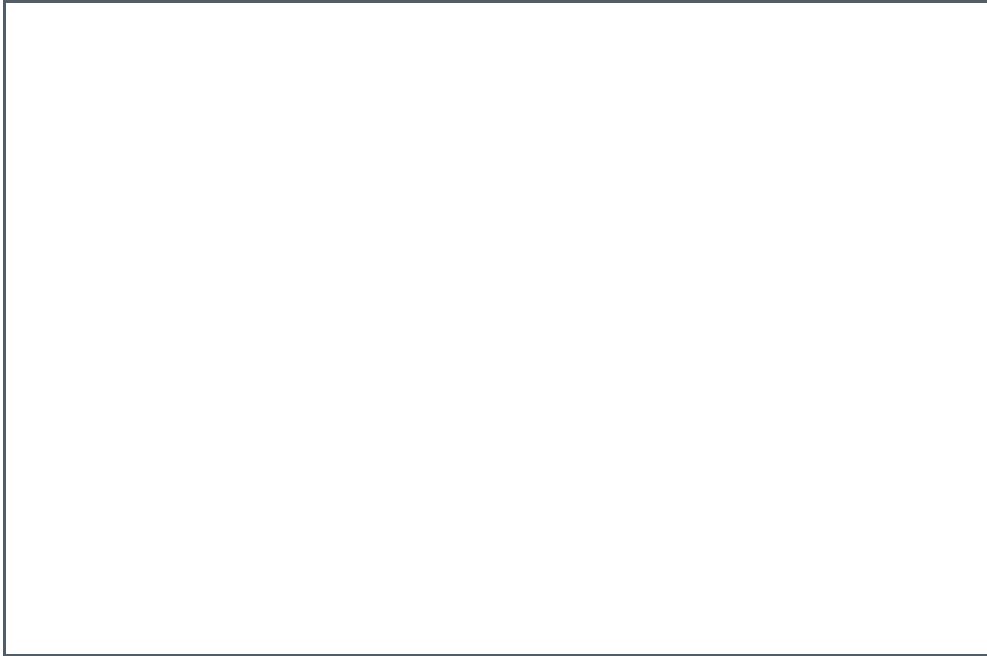
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AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		