



**£170,000**

\*THREE BEDROOMS\* \*POPULAR LOCATION\* \*IDEAL FOR FIRST TIME BUYERS\* \*DRIVEWAY PARKING\* \*GARDENS\* \*OCCASIONAL LOFT SPACE\*  
\*FANTASTIC LANDSCAPED GARDENS\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*GARDEN ROOM/STORAGE\* \*LEAN-TO CONSERVATORY\* \*FULLY  
RE-WIRED"

Townend Estate Agents offer for sale this delightful semi-detached house, presenting an excellent opportunity for first-time buyers seeking a comfortable and convenient home. The property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space. The inviting reception room serves as a perfect gathering space for family and friends, the occasional loft room provides further versatility, whether you envision it as a study, playroom, or extra storage. Outside, the property features fantastic landscaped gardens that enhance its appeal, providing a tranquil space for outdoor activities or simply enjoying the fresh air. Benefitting from a lean-to conservatory (providing valuable extra space) and garden storage room. The driveway accommodates parking for two vehicles, a valuable asset in this bustling area.

Conveniently located close to local schools and amenities, this home ensures that all essential services are within easy reach, making daily life more manageable. This property is not just a house; it is a place where memories can be made. With its blend of comfort, space, and practicality, it is a must-see for anyone looking to settle in Bradford.

Ask us about....

AUCTION

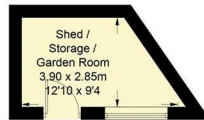
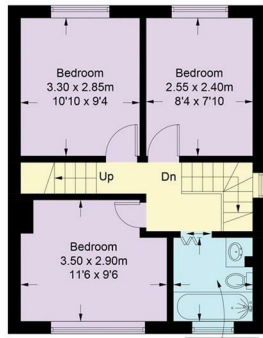
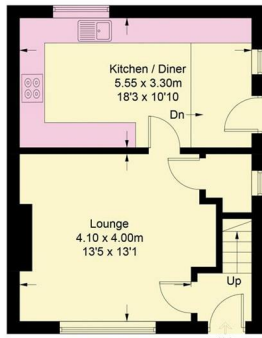
CONVEYANCING

MORTGAGES

SURVEYS

## Ravenscliffe Avenue, BD10

Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft  
Outbuilding = 6.9 sq m / 74 sq ft  
Total = 113.8 sq m / 1125 sq ft



(Not Shown In Actual Location / Orientation)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1229723)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		72	77
		EU Directive 2002/91/EC	

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

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.

Townend Estate Agents

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SALES • LETTING

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