



**£299,950**

**\*NEW PRICE\* \*THREE BEDROOMS\* \*DETACHED\* \*FAMILY HOME\* \*IMMACULATEDLY PRESENTED\* \*GARDEN\* \*PARKING\***

Welcome to this charming detached family home located on Billets Avenue in Bradford. This well-presented property boasts three spacious bedrooms, making it an ideal choice for families seeking comfort and convenience. The home features a bright and inviting reception room, perfect for relaxing or entertaining guests. With two modern bathrooms, and a useful downstairs W/C, morning routines will be a breeze, ensuring that everyone has their own space. The nearly new condition of the property means you can move in with ease, enjoying the fresh and contemporary finishes throughout.

Outside, you will find a lovely garden, providing a delightful space for children to play or for you to unwind after a long day. Additionally, the property offers parking for two vehicles, a valuable feature in this area. This home is available to let and is perfect for those looking for a family-friendly environment in a desirable location. Don't miss the opportunity to make this wonderful house your new home.

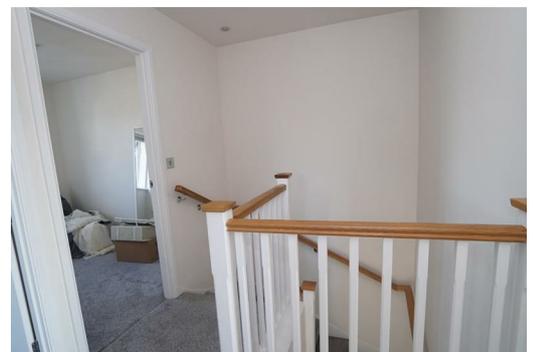
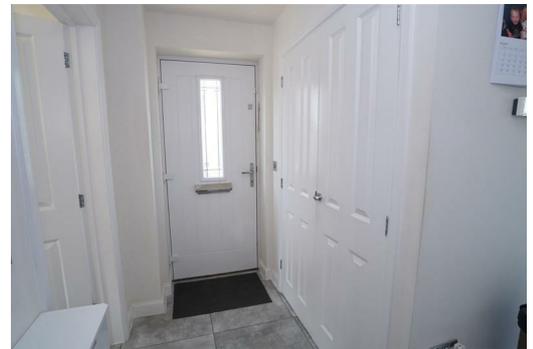
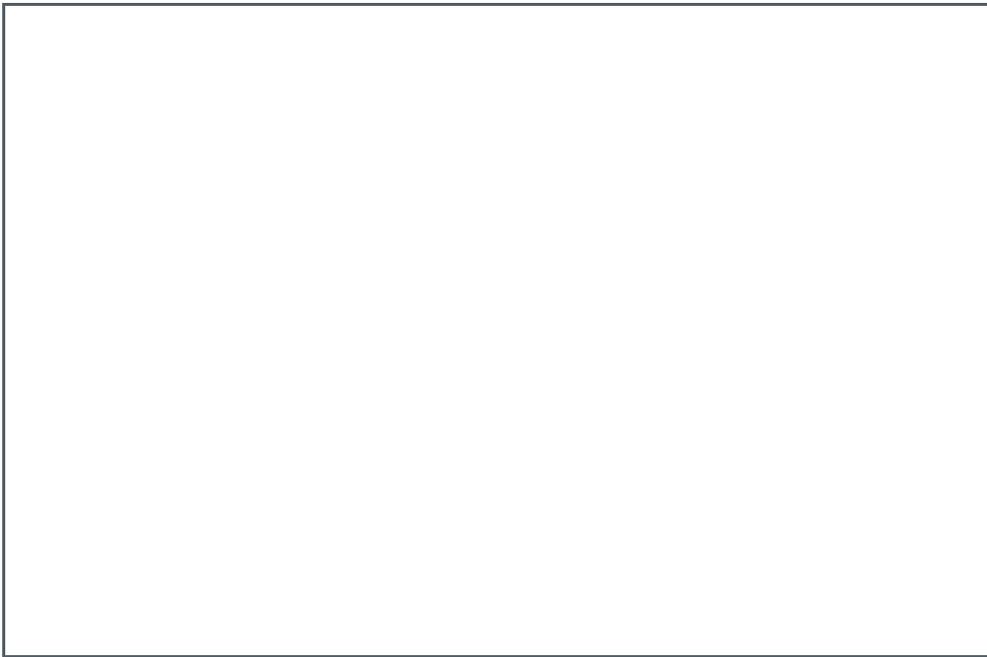
Ask us about...

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>83</b>		<b>95</b>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC