



£145,000

THREE BEDROOMS *POPULAR LOCATION* *IDEAL FOR FIRST TIME BUYERS* *DRIVEWAY PARKING* *GARDENS* *OCCASIONAL LOFT SPACE* *MAN CAVE/BAR* *CLOSE TO LOCAL SCHOOLS & AMENITIES*

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. With two bathrooms, morning routines will be a breeze, ensuring that everyone has ample facilities.

The inviting reception room serves as a perfect gathering space for family and friends, while the additional bar or man-cave area offers a unique touch, ideal for relaxation or entertaining guests. The boarded occasional loft room provides further versatility, whether you envision it as a study, playroom, or extra storage. Outside, the property features lovely gardens that enhance its appeal, providing a tranquil space for outdoor activities or simply enjoying the fresh air.

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 = 124.3 sq m / 1338 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1226022)



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.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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	
EU Directive 2002/91/EC	66 77
England & Wales	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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 ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

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