



**Offers Over £155,000**

\*NEW PRICE\* \*TWO BEDROOMS\* \*IDEAL FOR FIRST TIME BUYERS\* \*GARDEN ROOM\* \*LARGE DRIVEWAY PARKING\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*MODERN KITCHEN\*

Nestled on the charming Botany Avenue in Bradford, this delightful semi-detached house presents an excellent opportunity for first-time buyers seeking a comfortable and modern living space. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The modern kitchen is a standout feature, equipped with contemporary fittings that cater to all your culinary needs. The garden room provides a lovely space to enjoy the outdoors, whether for a morning coffee or an evening gathering with friends and family.

Additionally, there is ample parking available for several vehicles, ensuring convenience for you and your guests. Situated in a popular location, this home is conveniently close to local schools and amenities, making it an ideal choice for those who value accessibility and community. With its blend of modern comforts and practical features, this semi-detached house on Botany Avenue is a wonderful place to call home. Don't miss the chance to view this property and envision your future in this lovely setting.

Ask us about....



### Botany Avenue, BD2

Approximate Gross Internal Area = 68.2 sq m / 734 sq ft  
 Garden Room = 11.4 sq m / 123 sq ft  
 Total = 79.6 sq m / 857 sq ft

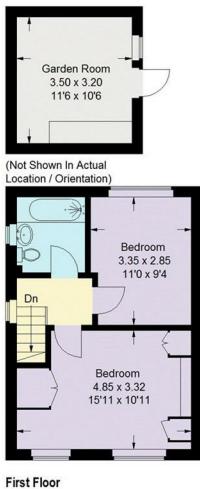


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1260307)



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			
		69	75
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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 OR 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.

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