Townend
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10 Victoria Avenue
Eccleshill
BD2 2BP

£210,000

NO CHAIN *THREE BEDROOMS* *POTENTIAL TO EXTEND AT THE SIDE* *SPACIOUS CONSERVATORY* *GARDENS* *LARGE GARAGE & DRIVEWAY PARKING* *CLOSE TO LOCAL AMENITIES*

Nestled on Victoria Avenue in the charming area of Eccleshill, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family living. The discerning viewer will also note the potential to extend the property at the side (subject to planning) to create additional living space or bedrooms. Upon entering, you are welcomed into a generous reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The spacious conservatory extends the living space, allowing for an abundance of natural light and providing a lovely area to enjoy the garden views throughout the seasons. The large garage offers ample storage or the potential for a workshop, while the extensive parking space for multiple vehicles is a rare find in this area, making it ideal for families with multiple cars. The location is particularly appealing, as it is in close proximity to newly built amenities, including a Lidl and a Starbucks, catering to your everyday needs and enhancing the community feel. This semi-detached house on Victoria Avenue is not just a property; it is a family home that offers comfort, convenience, and a welcoming environment. With its spacious interiors and excellent outdoor space, it is a must-see for anyone looking to settle in this vibrant part of Bradford.
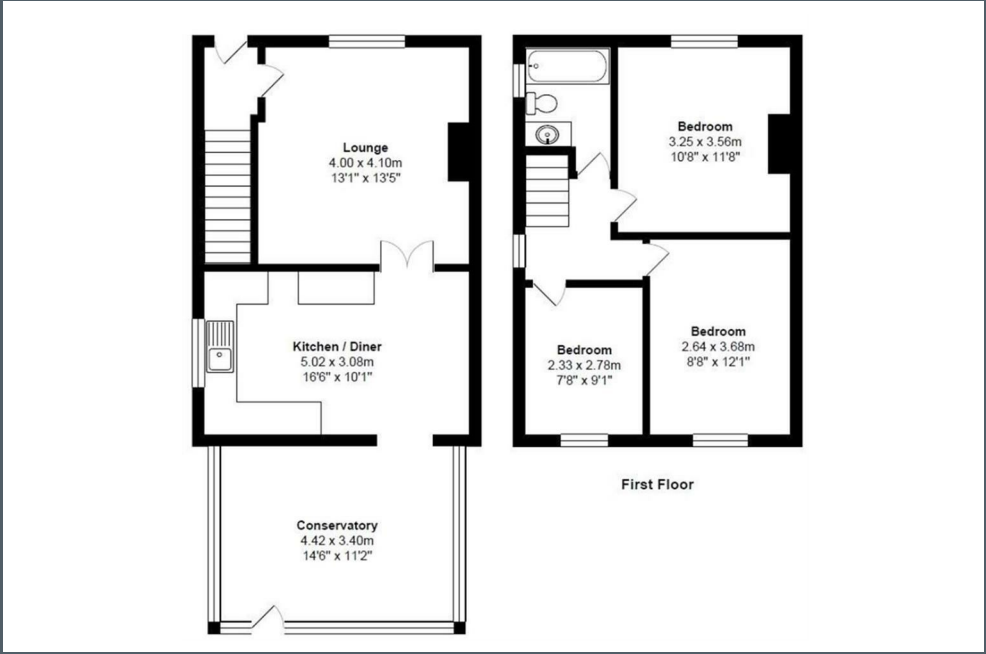
Ask us about....

AUCTION   CONVEYANCING   MORTGAGES   SURVEYS

Floor Plan

Lounge
4.00 x 4.10m
13'1" x 13'5"

Kitchen / Diner
5.02 x 3.08m
16'6" x 10'1"

Conservatory
4.42 x 3.40m
14'6" x 11'2"

Bedroom
3.25 x 3.56m
10'8" x 11'8"

Bedroom
2.64 x 3.68m
8'8" x 12'1"

Bedroom
2.33 x 2.78m
7'8" x 9'1"

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC