Townend
estate agents
www.townendestateagents.co.uk

5 Mirfield Avenue
Swain House
BD2 1HT

Offers Over £150,000

NO CHAIN *EXTENDED SIDE & REAR* *THREE BEDROOMS* *TWO RECEPTION ROOMS* *OCCASIONAL FOURTH BEDROOM* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *GARDEN ROOM /GYM* *FAMILY HOME* *OFF STREET PARKING* *GOOD SIZED REAR GARDEN*

Townend Estate Agents offer for sale this EXTENDED THREE bedroom semi - detached house.
Situated close to the Enterprise 5 shopping centre and just a short drive from Bradford town centre.
This excellent property has been extended at the rear & side and benefits from modern bathrooms, recently fitted kitchen (3 years), fantastic open plan day room, wood burning stoves, generously sized garden, driveway parking, gas central heating, UPVC double glazing, new décor, new internal doors and new composite doors. This isn't one to be missed!
The accommodation comprises briefly: Lounge with wood burning stove, Cloaks W/C, fully integrated Kitchen-Diner opening to the light filled second reception/day room with sky light, French doors leading to garden. Utility/Laundry room. Upstairs are two double bedrooms and one single. There is also loft access via the landing to occasional bedroom four/study. Luxury house bathroom with vanity basin, back to wall W/C, mixer shower over bath. At the rear is a large patio garden area with a garden room/gym, log store, external log burning stove and decked seating area. At the front there is a gated driveway with parking for two cars.
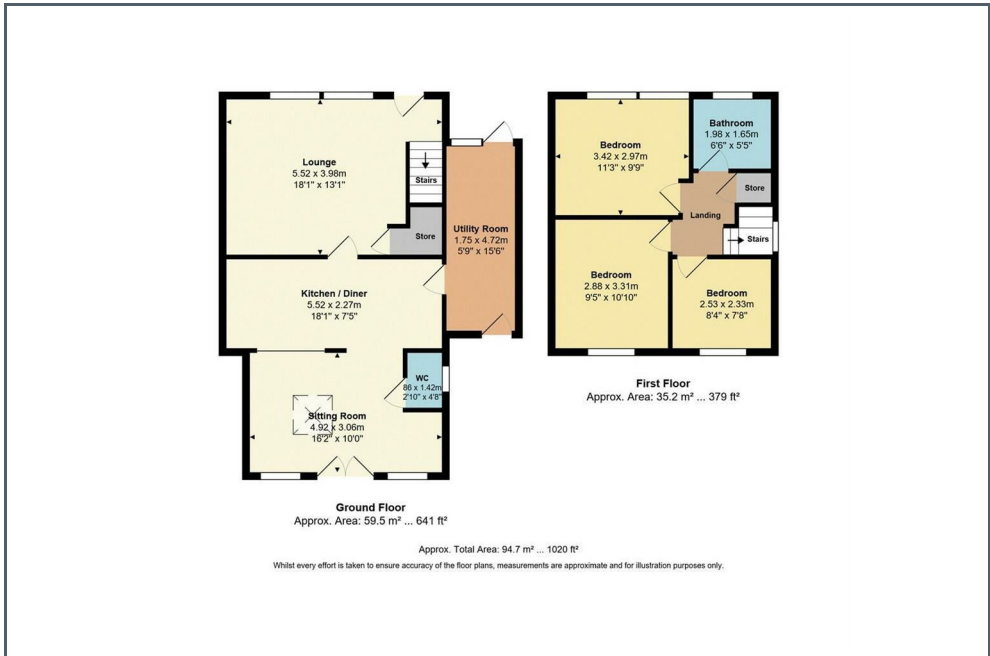
Ask us about....

(AUCTION)   (CONVEYANCING)   (MORTGAGES)   (SURVEYS)

Ground Floor
Lounge
5.52 x 3.98m
18'1" x 13'1"

Stairs

Store

Utility Room
1.75 x 4.72m
5'9" x 15'6"

Kitchen / Diner
5.52 x 2.27m
18'1" x 7'5"

WC
.86 x 1.42m
2'10" x 4'8"

Sitting Room
4.92 x 3.06m
16'2" x 10'0"

Ground Floor
Approx. Area: 59.5 m² ... 641 ft²

Bedroom
3.42 x 2.97m
11'3" x 9'9"

Bathroom
1.98 x 1.65m
6'6" x 5'5"

Store

Landing

Store

Stairs

Bedroom
2.68 x 3.31m
9'5" x 10'10"

Bedroom
2.53 x 2.33m
8'4" x 7'8"

First Floor
Approx. Area: 35.2 m² ... 379 ft²

Approx. Total Area: 94.7 m² ... 1020 ft²

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.

Energy Efficiency Rating

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

Current 70 Potential 82

Not energy efficient - higher running costs

England & Wales | EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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

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