



£280,000

FIVE BEDROOMS *EXTENDED SEMI-DETACHED* *TWO RECEPTION ROOMS* *TWO BATHROOMS* *IDEAL FOR GROWING FAMILIES* *WELL PRESENTED*
GATED DRIVEWAY PARKING *MODERN KITCHEN-DINER*

Nestled in the desirable area of Fourth Avenue, Bradford, this charming semi-detached house is an ideal home for growing families. The property boasts an impressive FIVE bedrooms, providing ample space for family members or guests. With two well-appointed reception rooms, there is plenty of room for relaxation and entertaining, making it perfect for both quiet evenings and lively gatherings.

The house is well presented throughout, ensuring a welcoming atmosphere from the moment you step inside. The ground floor features a convenient bathroom, adding to the practicality of the home. Families will appreciate the thoughtful layout, which allows for both privacy and togetherness. Outside, the property benefits from a gated driveway that offers parking for two vehicles, providing peace of mind and ease of access. The extended design of the house enhances its appeal, offering additional living space that can adapt to your family's needs.

This delightful home on Fourth Avenue is not just a property; it is a place where memories can be made. With its excellent location and family-friendly features, it is a must-see for anyone looking to settle in Bradford.

Ask us about....

AUCTION

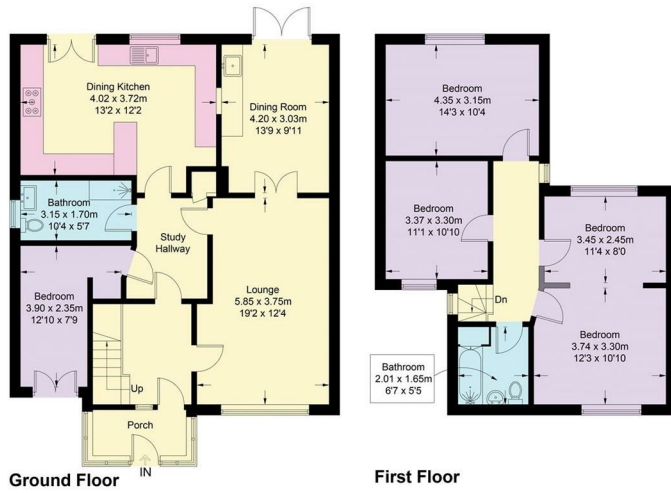
CONVEYANCING

MORTGAGES

SURVEYS

Fourth Avenue, BD3

Approximate Gross Internal Area = 151.2 sq m / 1627 sq ft



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 | |
|---|-------------------------|
| 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 | |
| England & Wales | EU Directive 2002/91/EC |

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