



**Kendall Avenue, Nab Wood**

, BD18 4DY

**Asking Price £580,000**



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**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Kendall Avenue, Nab Wood

## DESCRIPTION

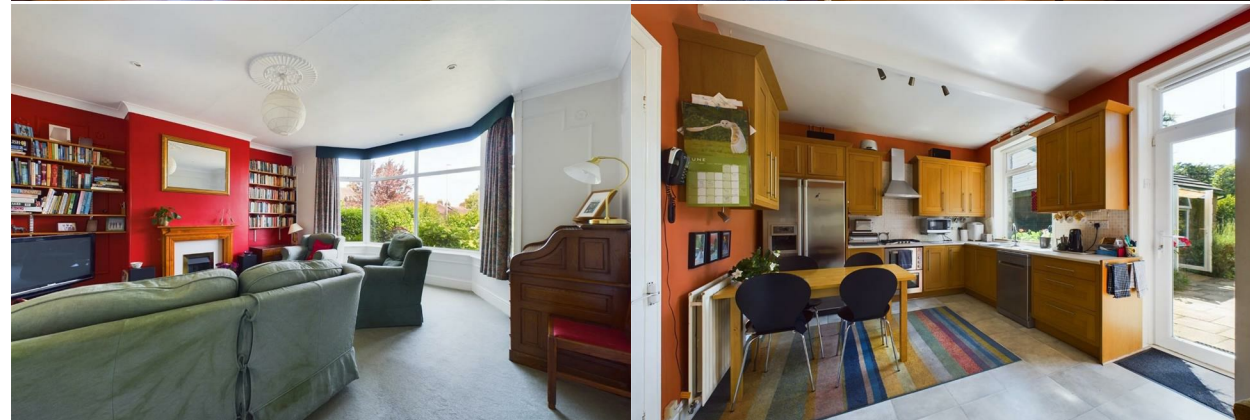
Hunters Exclusive is pleased to present this rare-to-the-market 5 bedroom semi-detached family home. Situated in a highly sought-after and desirable location, the property offers excellent transport links and easy access to Saltaire Village, providing convenient day-to-day amenities. Families will appreciate the proximity to well-regarded local schools, including Beckfoot Bingley, Bingley Grammar School, and Bradford Grammar.

This spacious and well-presented property provides an ideal space for larger families. With five bedrooms, including a converted attic that boasts its own en-suite bathroom, there is plenty of room to accommodate everyone comfortably. The property's overall layout ensures that each room is generously proportioned, offering ample space for day-to-day living.

Externally, the property impresses with its parking facilities, allowing for multiple cars to be accommodated at the front. The tranquil rear garden is a perfect retreat, complete with a garden room that can be used as a versatile space for entertainment, particularly during warm summer nights.

Noteworthy additions to the property include solar panels, which contribute to substantial energy savings through the feed-in tariff. With an approximate annual return of £2000, this feature enhances the property's sustainability and financial benefits. Additionally, the property boasts a new boiler installed in 2020, ensuring efficient heating, and the electrics have been recently tested and fitted with a new board in 2022, providing peace of mind to prospective buyers.

To avoid disappointment, early viewing is highly recommended. Don't miss this opportunity to acquire a spacious and well-maintained family home in a sought-after location. Contact House Hunters Exclusive today to arrange a viewing.



# ROOMS

Entrance Hallway

Sitting Room

Living Room

Dining Kitchen

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

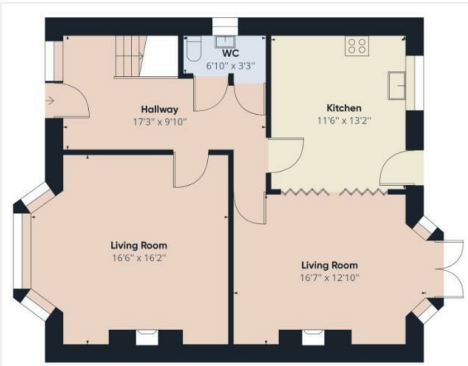
Bedroom 4

Bathroom

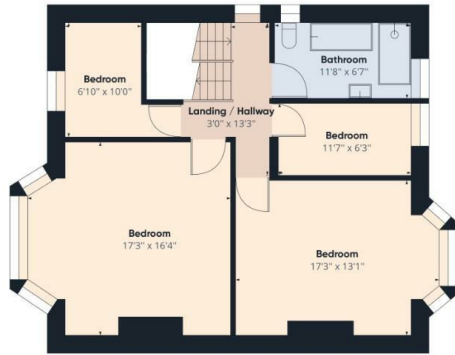
Overall Attic bedroom 5

En-Suite





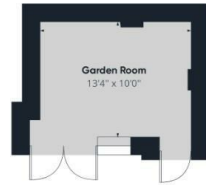
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
2044.85 ft<sup>2</sup>  
  
Reduced headroom  
66.11 ft<sup>2</sup>

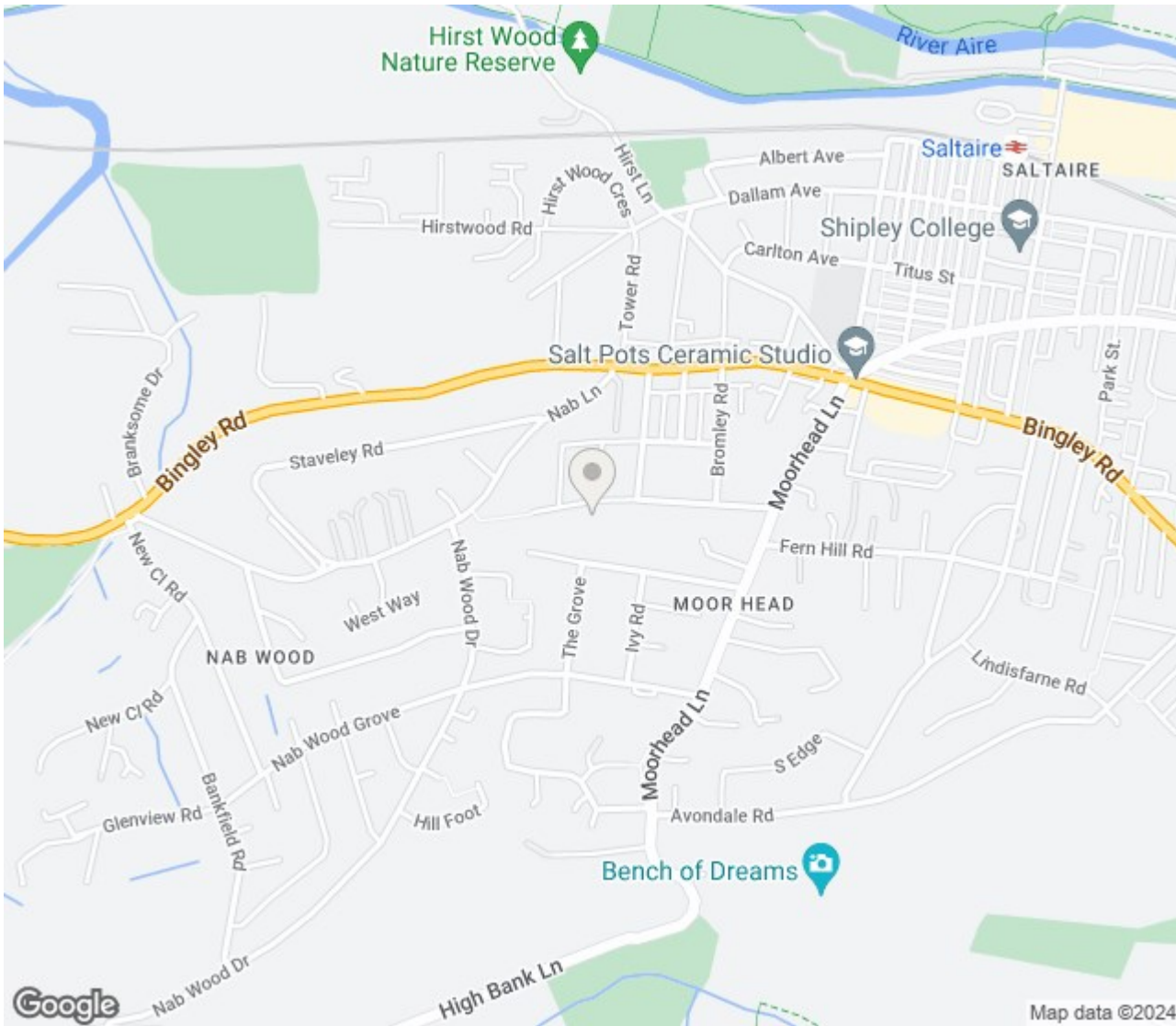
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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