



## 53 Caldene Avenue, Low Moor, Bradford, BD12 0JR

Offers Over £195,000

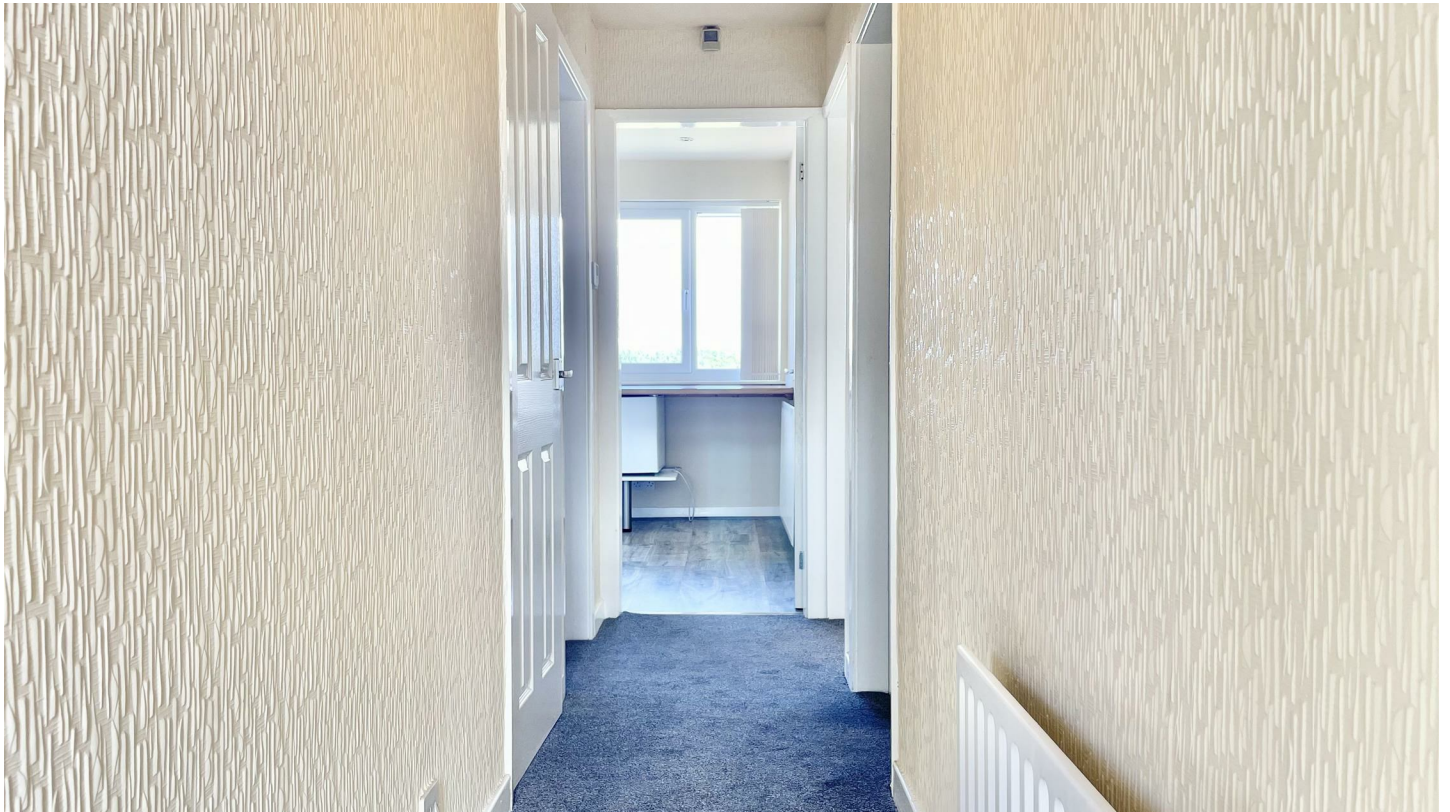
- TWO BEDROOM SEMI-DETACHED BUNGALOW
- GAS CENTRAL HEATING
- MODERN FITTED KITCHEN
- RECENTLY REDECORATED
- BACKING ON TO OPEN FIELDS
- OPEN VIEWS TO THE REAR
- UPVC DOUBLE GLAZING
- MODERN FULLY TILED SHOWER ROOM
- SOUGHT AFTER CUL-DE-SAC
- DRIVE, GARAGE & GARDENS

# 53 Caldene Avenue, Bradford BD12 0JR

**\*\* TWO BEDROOM SEMI-DETACHED \*\* TRUE BUNGALOW \*\* DESIRABLE POSITION WITH OPEN VIEWS \*\* NEW KITCHEN & MODERN BATHROOM \*\* GAS C.H & UPVC DG \*\*** Bronte Estates are pleased to offer for sale this attractive bungalow, located in quiet cul-de-sac in Low Moor with stunning views to the rear. The property has been a much loved home for many years and has recently been redecorated and benefits from gas central heating with an Ideal boiler, modern kitchen & bathroom, UPVC double-glazing, single garage, gardens and off-road parking. The loft space could offer potential for conversion, as neighbouring properties have done, subject to securing the required planning consents. This ideal retirement property is ready to move in and briefly comprises of: Entrance Hall, Lounge, Kitchen, two Bedrooms & Bathroom. Gardens front & rear, garage and a driveway with parking for several cars. Early viewing is advised.



Council Tax Band: B



### **Entrance Hall**

15'0" x 3'0"

A UPVC front door leads into the hallway. Doors off to all rooms, a central heating radiator and a useful storage cupboard, plus access to the loft space.

### **Lounge**

14'1" x 11'10"

Feature stone fireplace with a recently fitted gas fire, bay window to the front elevation and a central heating radiator.

### **Kitchen**

10'1" x 8'1"

A recently fitted kitchen with modern base and wall units, laminated working surfaces and matching upstands. Stainless steel sink & drainer, plumbing for a washing machine and an integrated electric oven, electric hob and extractor above. Inset ceiling spotlighting, hard-wired heat alarm and the central heating boiler. There is an exterior door to the rear garden and a window enjoying the open views.

### **Bedroom One**

12' x 12'

Central heating radiator and a window to the rear, again with lovely open views.

### **Bedroom Two**

10'10" x 6'1"

Window to the front elevation and a central heating radiator.

### **Bathroom**

A modern fully tiled shower room comprising of a double width walk-in shower enclosure with a glass sliding door and a mains powered shower, pedestal washbasin and a push button WC. Airing cupboard and a window to the side elevation.

### **External**

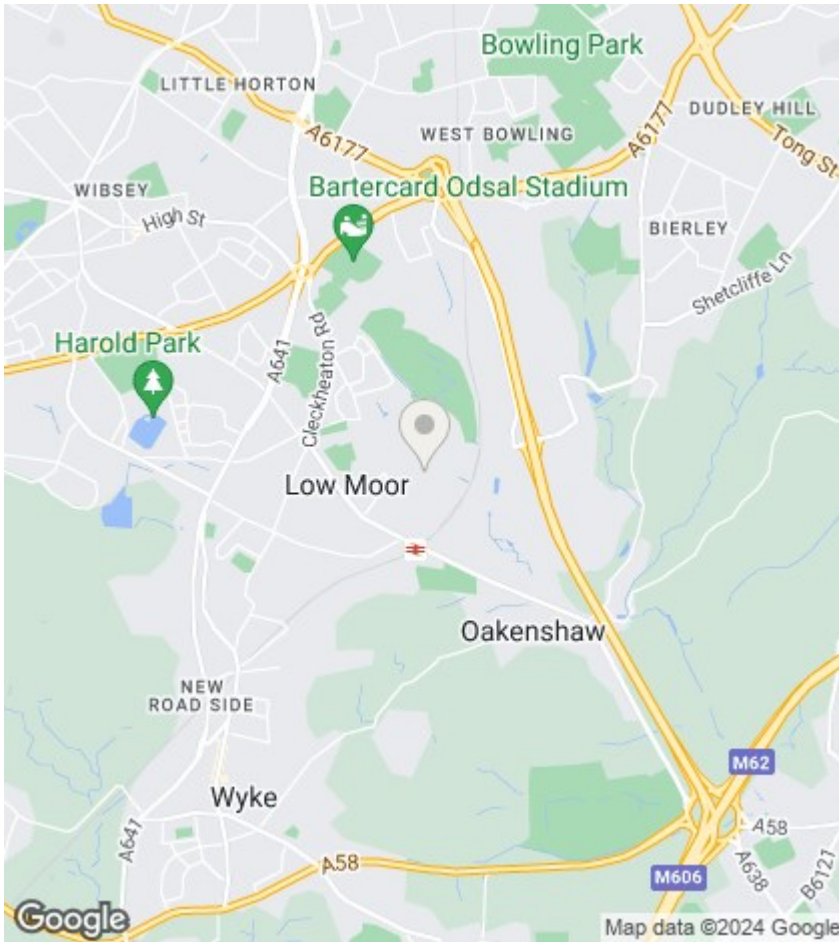
To the front of the property is an open plan garden, mainly laid to lawn, with flowerbed borders and is well planted with flowers and shrubs. A driveway to the side runs down the side of the house to a detached single garage and access to the rear. The rear garden is abutting open fields and has a lawn and flowerbed border.

### **Garage**

Detached single garage with up and over door.







## Directions

From Cleckheaton Road, turn on to Salroyd Road and follow this until you come to Caldene Avenue, take the left hand turn and the house is at the bottom on the left.

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

