



**14 Dukes Avenue, Bradford, BD6 1AY**

**£185,000**

- THREE BEDROOM SEMI DETACHED
- CLOSE TO MOTORWAY NETWORKS
- GROUND FLOOR WC
- EN-SUITE
- OFF-ROAD PARKING
- POPULAR LOCATION
- WELL PRESENTED THROUGHOUT
- UPVC DG AND GAS CH
- ENCLOSED REAR GARDEN
- ALARM SYSTEM

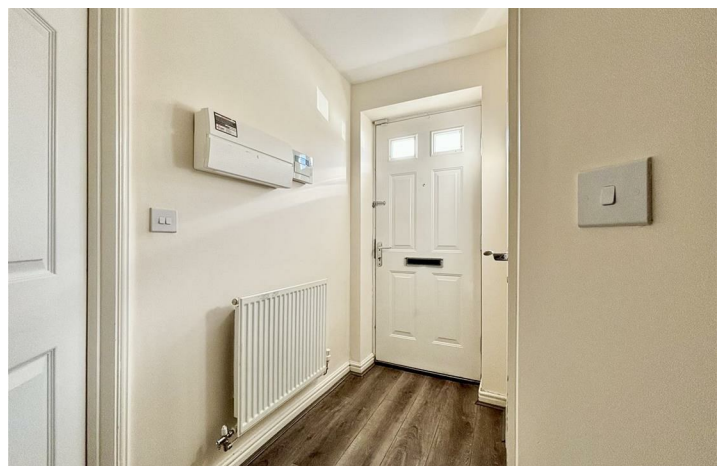


# 14 Dukes Avenue, Bradford BD6 1AY

**\*\* MODERN THREE BEDROOM SEMI DETACHED \*\* ENSUITE & GROUND FLOOR WC \*\* DRIVE FOR 2 CARS \*\* ENCLOSED REAR GARDEN \*\*** This ideal family home in BD6 is tucked away in a cul-de-sac and is well presented throughout. Briefly comprising of: to the ground floor - Hallway, Lounge, Dining Kitchen, WC and to the second floor there are three Bedrooms, master with En-suite and a family Bathroom. Off-road parking to the front and a garden to the rear. Situated close to the motorway networks, schools and local amenities. Early viewing is advised.



Council Tax Band: B



### **Entrance Hall**

A good sized hallway with laminate flooring, stairs off to the first floor and doors to a ground floor WC and the lounge. Central heating radiator and alarm control panel.

### **Lounge**

14'2 x 12'1

Window to the front elevation, central heating radiator and a useful storage cupboard.

### **Dining Kitchen**

15'3 x 8'7

Fitted kitchen with a range of base and wall units, laminated working surfaces and splash-back wall tiling. Integrated dishwasher, electric oven, gas hob and extractor above, plus plumbing for a washing machine. Stainless steel sink and drainer, window to the rear elevation and French doors leading out from the dining area. Central heating radiator.

### **WC**

A handy ground floor WC with washbasin and a window to the front elevation. Central heating radiator.

### **First Floor**

Landing area with open spindle balustrade, loft access, airing cupboard and doors off to the bedrooms & bathroom.

### **Bedroom One**

11'9 x 9'5

Window to the front elevation, central heating radiator and a door to the en-suite.

### **En-suite**

Corner shower cubicle with a rainfall shower, WC and a pedestal washbasin. Window to the front elevation and a central heating radiator.

### **Bedroom Two**

9'1 x 7'5

Window to the rear elevation and a central heating radiator.

### **Bedroom Three**

7'5 x 5'10

Window to the rear elevation and a central heating radiator.

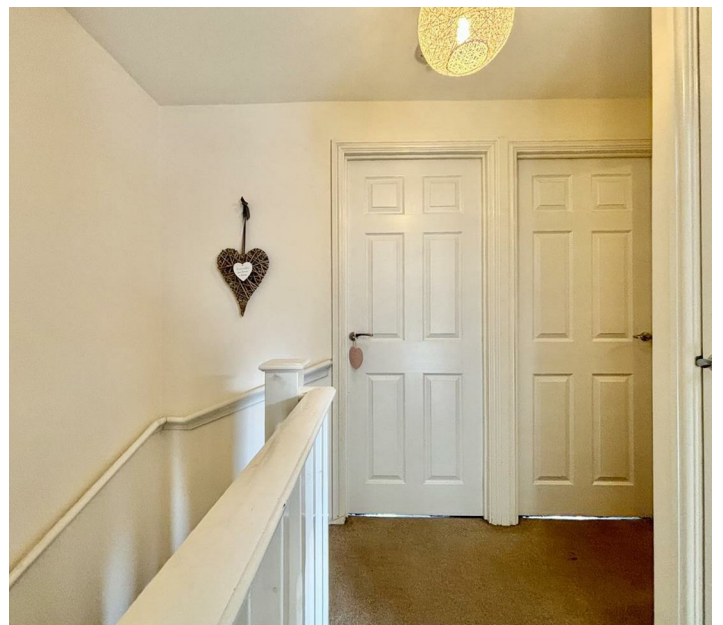
### **Bathroom**

A white three piece suite comprising of a bath, washbasin and WC. Window to the side elevation and an extractor.

### **External**

To the front of the property is an open-plan driveway with parking for two cars. A pathway to the side leads to the rear. The rear garden is fully enclosed and consists of a paved patio area with garden shed and a separate lawned area.

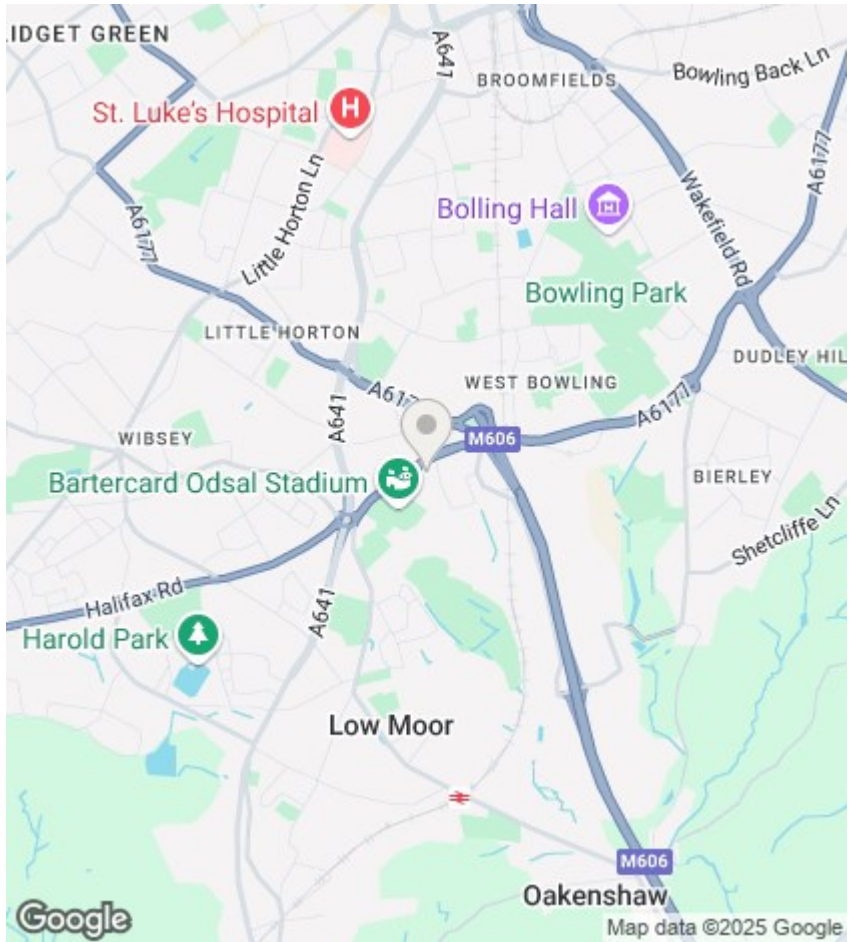












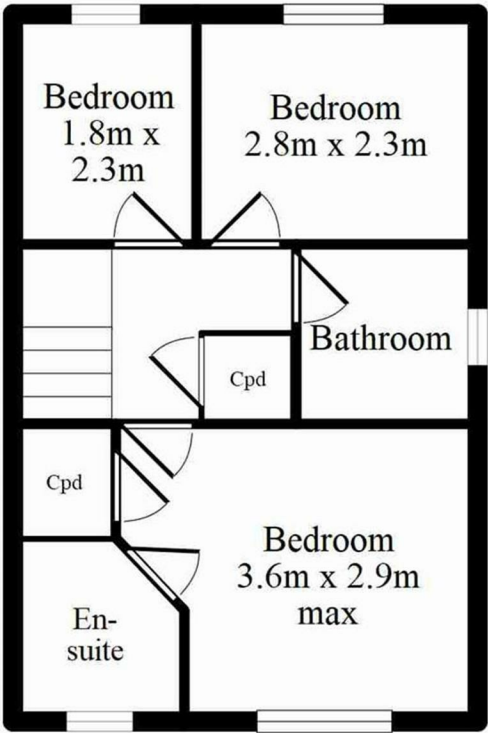
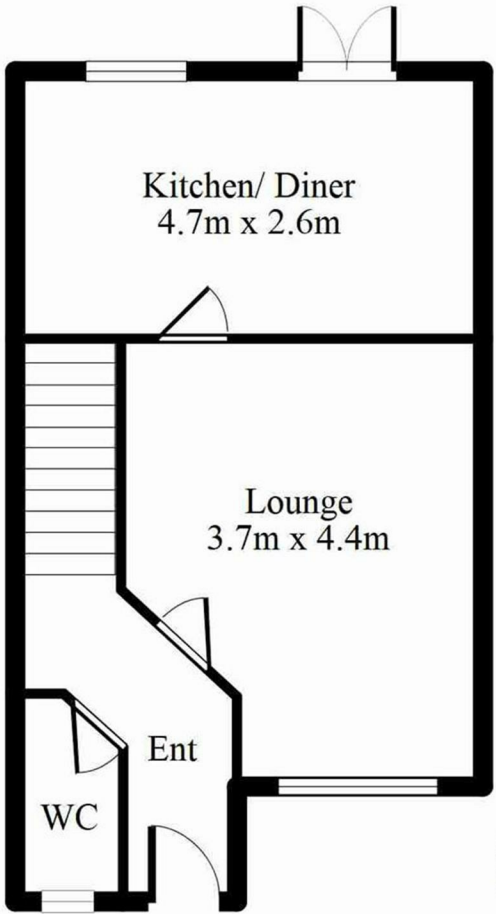
## Directions

## Viewings

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

## EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	79	
(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



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMs 2025