



## 3 Brooklands Avenue, Thornton, Bradford, BD13 3DB

£165,000

- THREE BEDROOM SEMI DETACHED
- SET ON A GOOD-SIZED PLOT
- OFF-ROAD PARKING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- EX-LOCAL AUTHORITY
- LARGE ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- IN NEED OF SOME UPDATING
- EARLY VIEWING ADVISED



## 3 Brooklands Avenue, Bradford BD13 3DB

Well proportioned ex local authority SEMI-DETACHED house providing an excellent opportunity for FAMILIES, FIRST TIME BUYERS & INVESTORS alike. The property is in need of some updating/ modernisation throughout, but offers the potential of a great family home. The house features good-sized rooms allowing for versatile living arrangements, a three piece bathroom, UPVC double glazing throughout, gas central heating, driveway PARKING FOR TWO CARS making it easy for you and your guests to come and go with ease. Brooklands Avenue is conveniently located, providing easy access to local amenities, schools and transport links, ensuring that everything you need is within reach. Don't miss your chance to view this charming home; it could be the perfect fit for you and your family.



Council Tax Band: A



## **ENTRANCE HALL**

Front door, doorway to the lounge.

## **LOUNGE**

15'1 x 10'8

Marble fireplace with living flame gas fire, two central heating radiators, windows to front & rear.

## **DINING KITCHEN**

12'0 x 9'2

Fitted base & wall units, tiled splash backs, laminate work surfaces, integrated electric double oven, electric hob with extractor above, stainless steel sink & drainer, plumbing for an automatic washing machine, pantry cupboard, understairs storage, central heating radiator, windows to front & side.

## **REAR LOBBY**

Door to rear garden & store room.

## **FIRST FLOOR LANDING**

Windows to front & side, two central heating radiators.

## **BEDROOM ONE**

9'10 x 9'0

Fitted clothes rail, shelving, central heating radiator, window to the front.

## **BEDROOM TWO**

Divided into two (7'6 x 5'8 plus 7'6 x 5'3) - With a shared radiator and shared window.

## **BEDROOM THREE**

6'11 x 8'9

Central heating radiator, window to the rear.

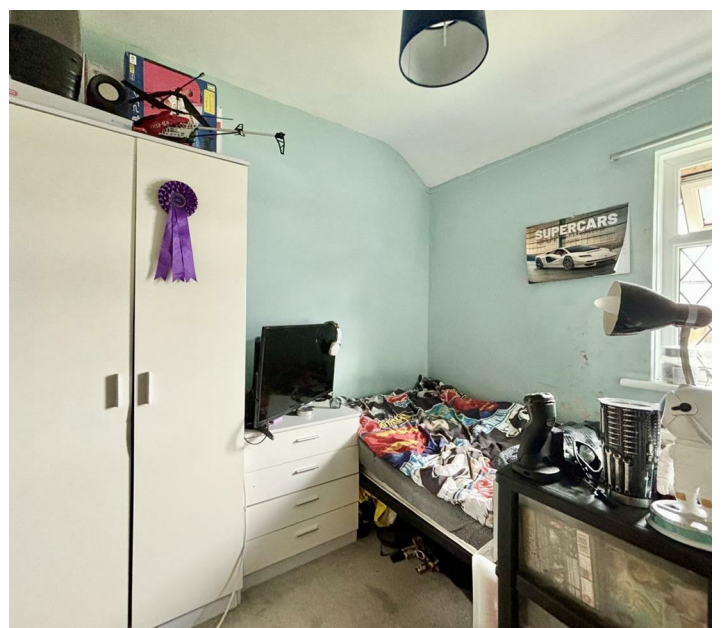
## **BATHROOM**

Panelled bath with shower tap attachment, low flush WC, pedestal wash basin, tiled floor, central heating radiator, window to the rear.

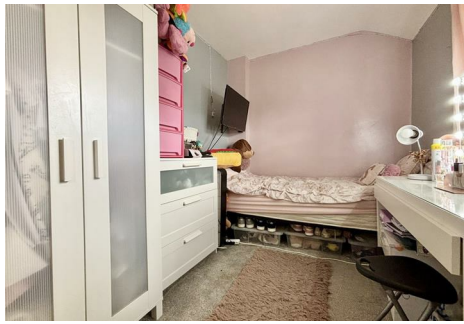
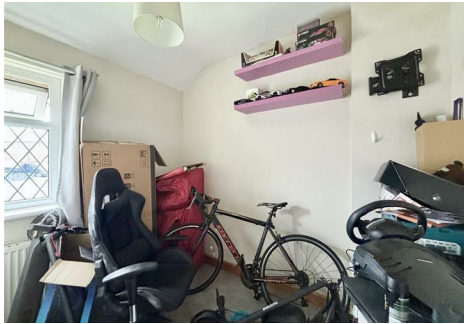
## **EXTERIOR**

Front garden with parking for two cars & open plan lawn area. Rear garden with large paved patio, lawn area, large metal shed, enclosed fenced boundaries, gate leading to the front garden.

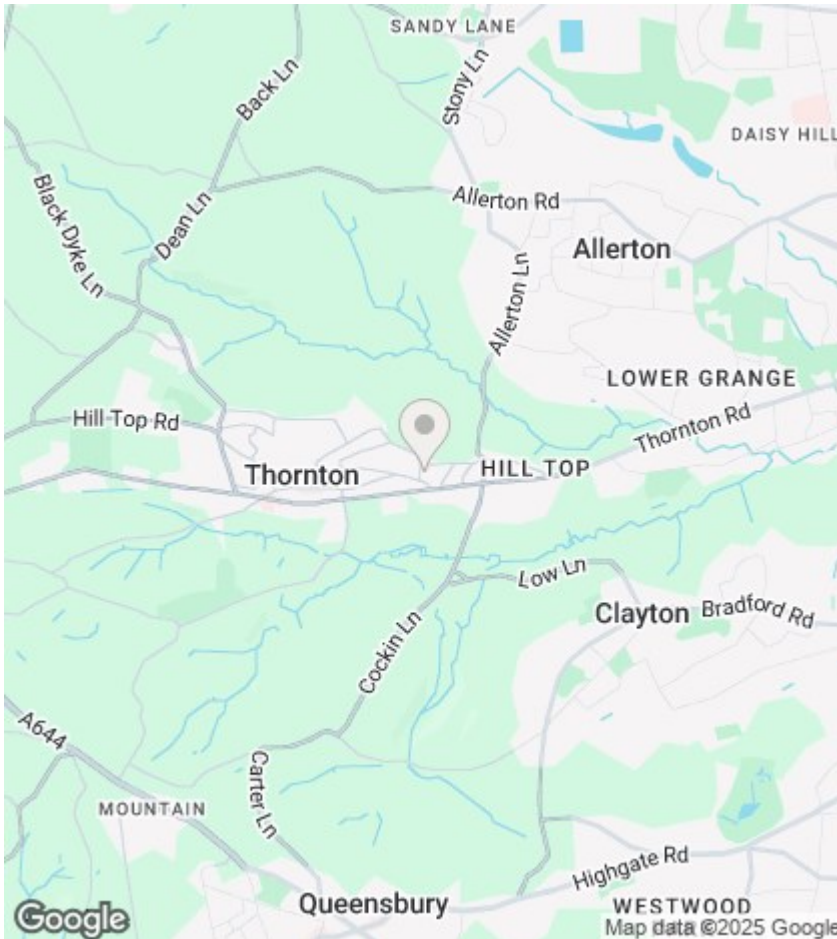












## Directions

## 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		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

