



9 Marne Avenue, Bradford, BD14 6LB

£190,000

- THREE BEDROOM SEMI DETACHED
- UPVC DOUBLE GLAZING
- SINGLE DETACHED GARAGE
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATING
- GOOD-SIZED GARDENS
- DINING-KITCHEN
- POTENTIAL TO UPDATE
- EARLY VIEWING ADVISED

9 Marne Avenue, Bradford BD14 6LB

**** THREE BEDROOM SEMI DETACHED ** LARGE GARDEN ** GARAGE TO THE REAR ** POPULAR LOCATION **** Bronte Estates are pleased to offer for sale this good-sized three bedroom semi located in a quiet position and enjoying a large garden to the front. Although some updating is required the property offers great potential and could make a lovely family home. Briefly comprising of a side entrance porch, ground floor WC, inner hall, lounge, dining kitchen, three bedrooms, bathroom and a loft. Externally there are gardens to the front & rear, garden shed and a single detached garage. This property also comes with the added bonus that the vendor has opted for **PREMIUM CONVEYANCING** to speed up the transaction following offer acceptance.



Council Tax Band: C



Side Porch

A UPVC door leads into a hallway with a further door to an inner hall, door to a ground floor WC and a window to the side elevation.

Inner Hall

Stairs off to the first floor, central heating radiator and doors to the lounge and dining kitchen.

Lounge

15'4 x 11'9

Bay window to the front elevation and a further window to the side elevation. Fireplace with marble inlay and a fitted gas fire. Central heating radiator.

Dining Kitchen

15'4 x 9'6

'U' shape fitted kitchen area and separate space for dining. The kitchen comprises of a range of fitted base and wall units, laminated work surfaces and splash-back tiling. Stainless steel sink & drainer, plumbing for a washing machine and a gas cooker point. Window and door to the rear elevation, central heating radiator and a good sized under-stairs storage cupboard with a sliding door.

First Floor

Landing area with doors off to all bedrooms, the loft and the bathroom. Central heating radiator.

Bedroom One

15'4 max x 9'6

Two window to the rear elevation, two fitted double wardrobes and cupboards. Central heating radiator.

Bedroom Two

9'1 x 7'7

Window to the front elevation and a central heating radiator.

Bedroom Three

9'1 x 7'4

Window to the front elevation and a central heating radiator.

Bathroom

11'5 x 4'4

Three piece bathroom suite comprising of a

panelled bath with shower over, WC and a pedestal washbasin. Airing cupboard, central heating radiator and a window to the side elevation.

Loft

Accessed from the landing, via a space-saver staircase and offering further potential. Currently used for storage.

External

To the front of the property is a well proportioned lawned garden with flower beds and mature shrubs & trees. To the rear is an enclosed garden with a paved patio seating area, lawn, flowerbed, outside tap and a gate to the rear. Single detached garage with a side door and window, accessible from Herbert Street.

Further Information

Energy performance certificate and a floor plan to follow.

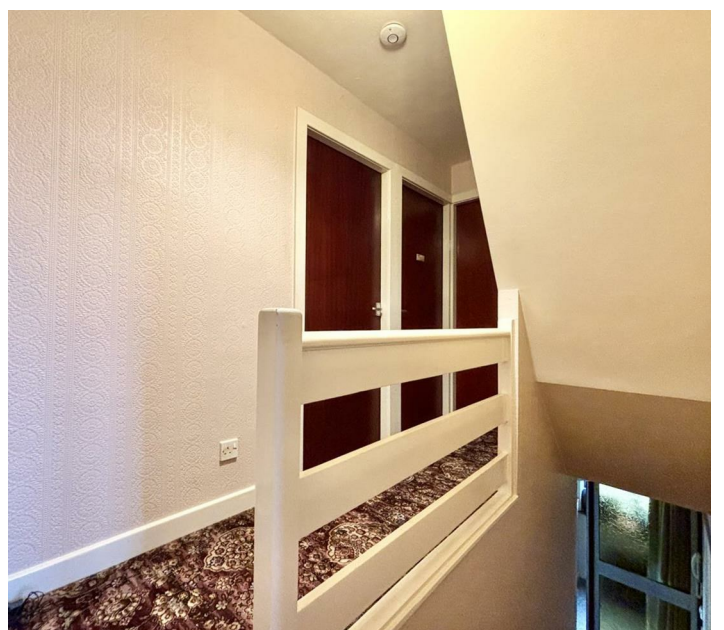
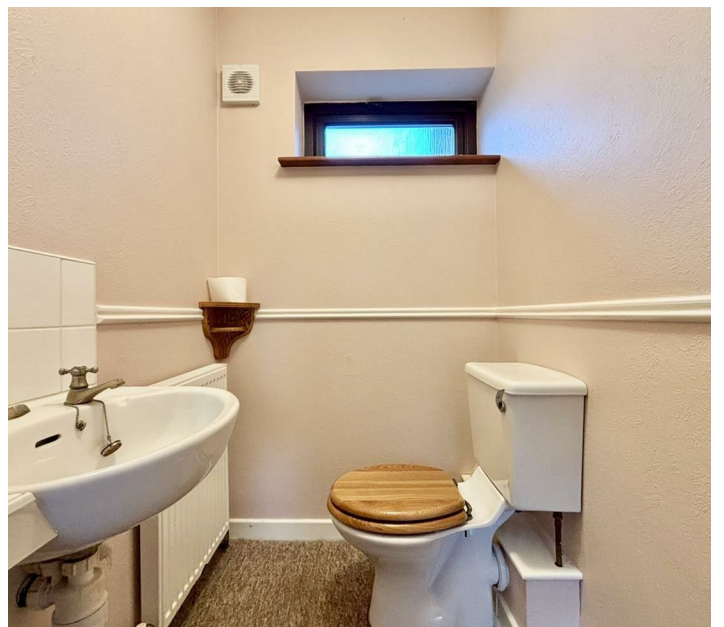
Premium Conveyancing.

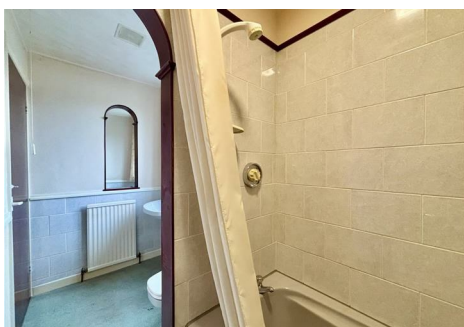
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

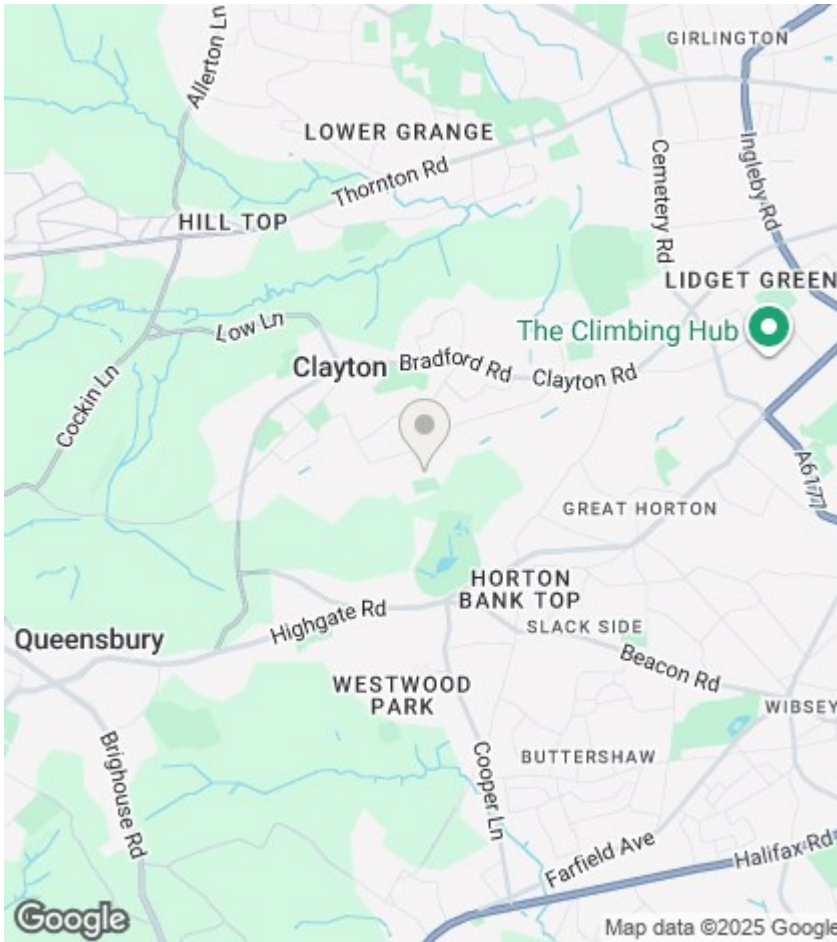
The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.







Directions

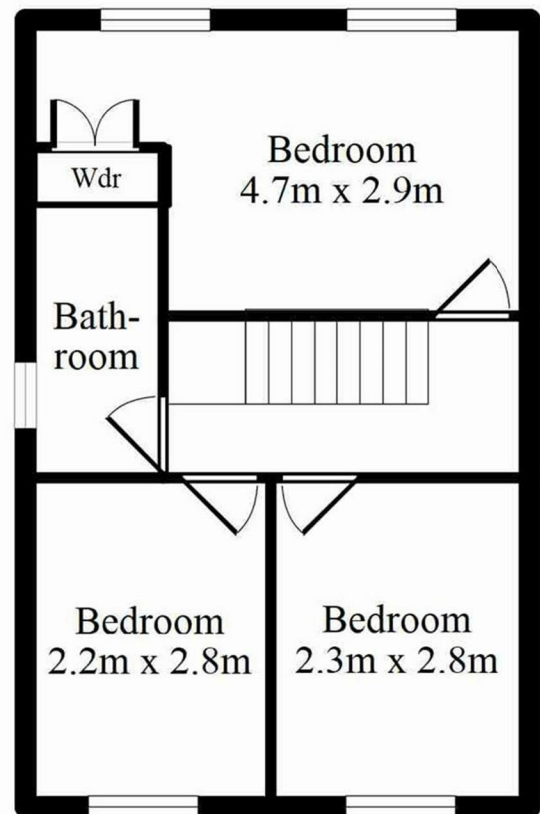
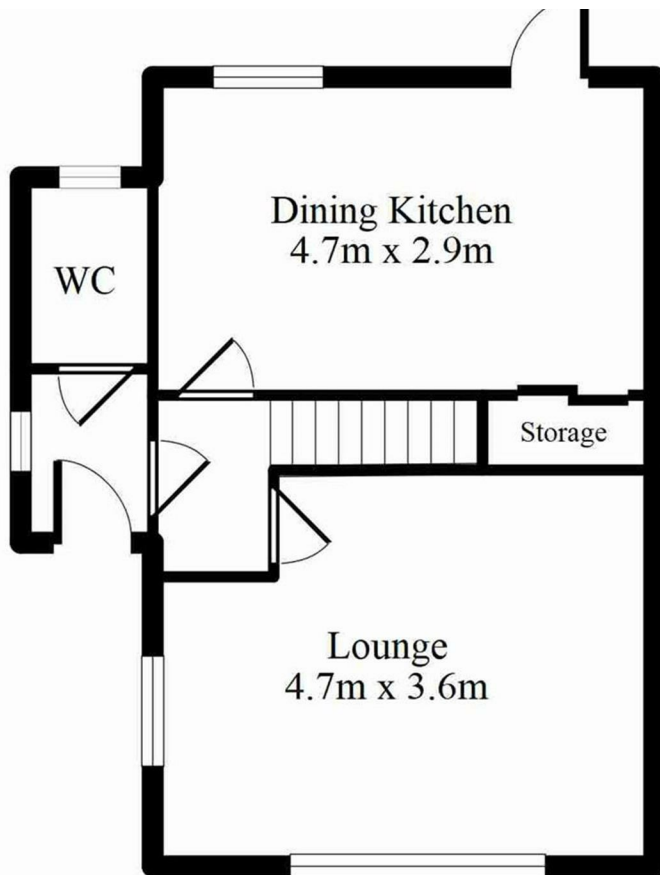
Viewings

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		
(69-80)	C		80
(55-68)	D	60	
(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. GPFMS 2025