
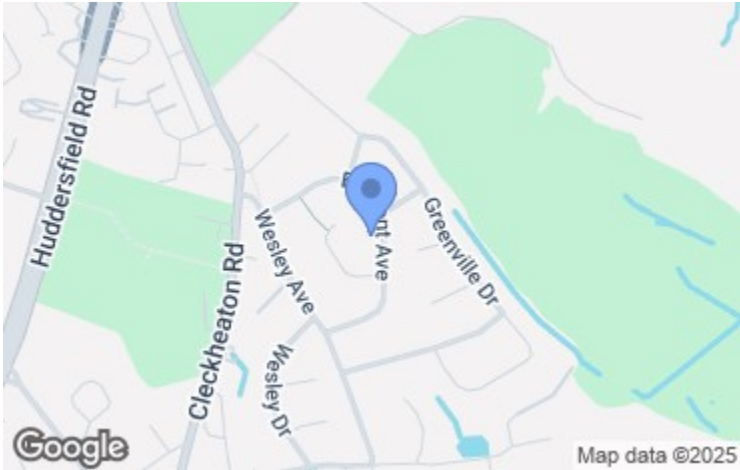


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com

Directions

See mapping.

Belmont Avenue, Bradford, BD12 0PA
Offers Over £200,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Belmont Avenue, Bradford, BD12 oPA

 1  2  1

No Onward Chain *** Two Double Bedrooms And Loft Room/Occasional Bedroom *** Conservatory *** Garage And Driveway. Located in the desirable area of Belmont Avenue, Low Moor, Bradford, this charming semi-detached bungalow offers a perfect blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for those seeking a spacious home in a sought-after location.

Upon entering, you are welcomed by a bright entrance hall that leads to a well-appointed kitchen. The kitchen features modern fitted wall and base units, a range cooker with an extractor hood, and ample space for appliances, making it a delightful space for culinary enthusiasts. The inviting lounge, complete with an electric fire, provides a cosy atmosphere and features a spiral staircase that leads to a versatile loft room, which can serve as an occasional bedroom or a study.

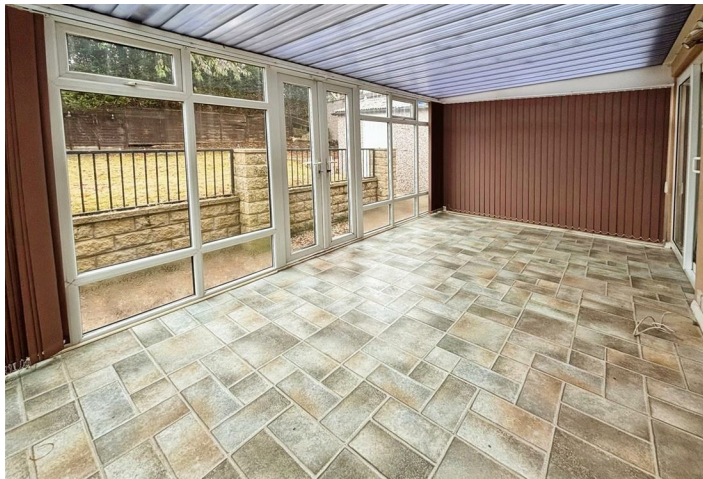
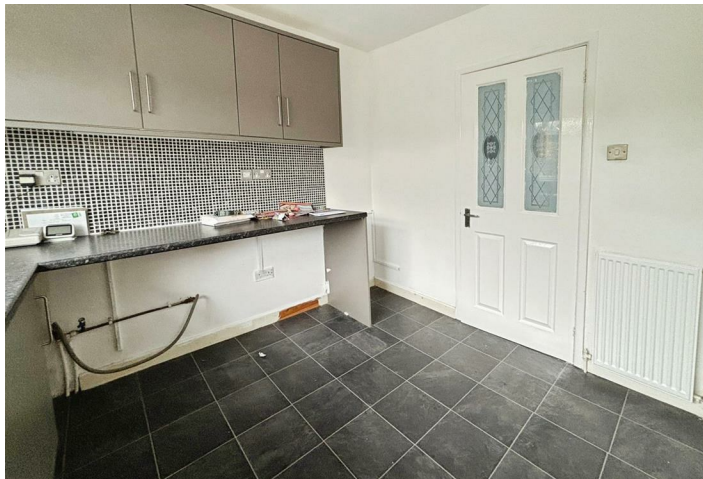
This bungalow boasts two generous double rooms. One of the bedrooms offers the added

benefit of patio doors that open into a lovely conservatory, which in turn has French doors leading to the enclosed rear garden. This seamless transition between indoor and outdoor spaces is perfect for enjoying the tranquil surroundings.

The modern family bathroom is thoughtfully designed, featuring a bath with a shower over, a low-level WC, and a stylish vanity hand wash unit.

Outside, the property is complemented by a block-paved driveway and a garage, providing ample parking and storage options. The enclosed rear garden offers a private retreat, ideal for relaxation or entertaining guests.

This semi-detached bungalow is a rare find, combining spacious living with modern amenities in a peaceful neighbourhood. It is an ideal choice for families, retirees, or anyone looking to enjoy a comfortable lifestyle in Bradford. Don't miss the chance to make this delightful property your new home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Two bedroom semi-detached bungalow with additional occasional bedroom in sought after location being sold with no onward chain.

Rating authority
Borough Council Tax Band C

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to Mortgages With Hannie & Co Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold