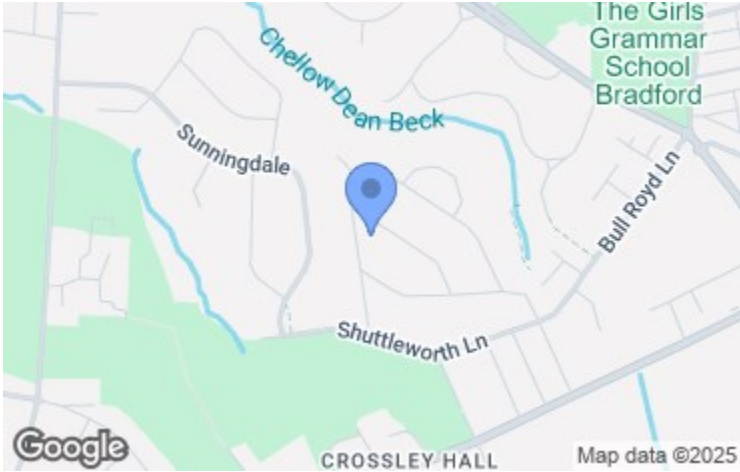




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping.

Langdale Avenue, Bradford, BD8 oLT
£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.

Langdale Avenue, Bradford, BD8 oLT

 1  3  1

**** Ideal for First time buyers & investors ****
Walking distance to schools, shops and amenities ** Garage and ample off road parking
**** Large front garden **** Located on the charming Langdale Avenue in Bradford, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and practicality. Upon entering, you are greeted by a spacious hallway that leads you upstairs, setting the tone for the generous living space that awaits.

The large living room is a standout feature, boasting a modern media wall and an inviting electric fireplace, complemented by UPVC windows that allow natural light to flood the room. This space is ideal for both relaxation and entertaining guests. The kitchen is well-equipped with an array of wall and base units, providing ample storage, alongside a free-standing gas hob and oven, with designated space for a fridge freezer and washing machine, making it a functional area for culinary pursuits.

On the second floor, you will find two generously sized double bedrooms, each fitted with wardrobes and cosy carpet flooring, ensuring a warm and inviting atmosphere. Additionally, there is a spacious single bedroom, perfect for a child's room or a home office. The family bathroom is fully tiled and features a modern white three-piece suite, providing a clean and stylish space for daily routines.

Outside, the property boasts a large garden, perfect for outdoor activities or simply enjoying the fresh air. The driveway offers ample space for multiple vehicles, adding to the convenience of this lovely home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Beautifully presented Three bedroom semi-detached house in sought after location.

Rating authority
Borough Council Tax Band B

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold