



- SEMI-DETACHED
- TWO BEDROOMS
- LARGE CORNER PLOT
- ROOM FOR FURTHER EXTENSION WITH ADDITION OF PEAKED ROOF

## Hawes Avenue, Bankfoot, Bradford, BD5 9AY

**£129,995**

Righthaus are pleased to offer this **\*\*SEMI-DETACHED\*\*** property to the market, in the popular **BANKFOOT** LOCATION with a **LARGE CORNER PLOT** and room for **FURTHER EXENTION**. The property boasts **TWO BEDROOMS**, **DINING KITCHEN**, **lounge**, **LARGE FRONT GARDEN** with lawn and **LARGE DRIVEWAY** for approx. 4 cars to the side.





## Property Description

### DESCRIPTION

Righthaus are pleased to offer this **\*\*SEMI-DETACHED\*\*** property to the market, in the popular **BANKFOOT LOCATION** with a **LARGE CORNER PLOT** and room for **FURTHER EXENTION**. The property boasts **TWO BEDROOMS**, **DINING KITCHEN**, lounge, **LARGE FRONT GARDEN** with lawn and **LARGE DRIVEWAY** for a approx. 4 cars to the side.

### LOCATION

Bankfoot is a highly sought after location with close proximity to the array of shops in and around the Wibsey village including supermarkets, health centres, restaurants, banks and many more. Also only a few miles from the motorway networks, low moor train station and situated in the middle of bus routes to Leeds, Bradford and beyond.

### VIEWINGS

Strictly by appointment through our Wibsey office.

Our opening hours are:

Monday to Friday 9am to 5pm

Saturday 9am to 1pm

Please contact us to book an appointment

### HALLWAY

Giving access to the kitchen.

### LOUNGE

16' 0" x 10' 11" (4.88m x 3.33m) The lounge has a windows to the front, side and rear of the property, feature stone fireplace and benefits from Gas Central Heating and Double Glazing.

### DINING KITCHEN

11' 6" x 8' 5" (3.53m x 2.58m) Open style with the dining area. The kitchen has an array of wall and base unit's as well as a good amount of workspace, 1 bowl sink unit with drainer, gas hob, electric oven. Further benefitting from utility cupboard, Gas Central Heating and Double Glazing.







### CONSERVATORY

9' 11" x 8' 7" (3.03m x 2.62m) The conservatory overlooks the rear patio and benefits from single glazing and door opening into the rear patio area.

### STAIRS AND LANDING

Giving access to two bedrooms, shower room, bathroom and W.C.

### PRINCIPLE BEDROOM

12' 7" x 9' 6" (3.85m x 2.91m) Modern decor and carpet. Benefitting from modern fitted wardrobes, Double Glazing and Gas Central Heating.



### BEDROOM 2

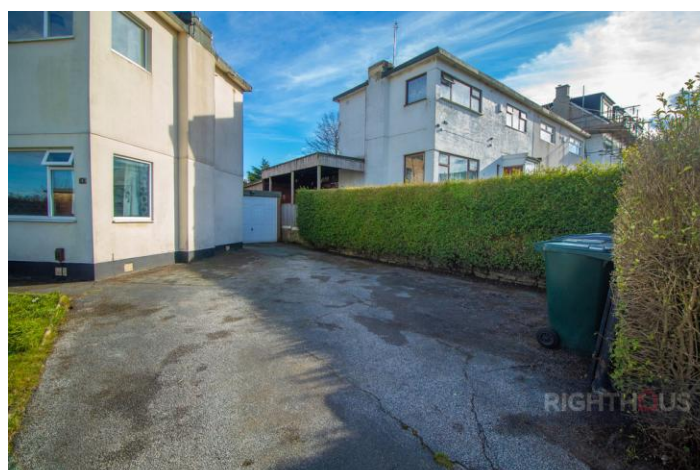
9' 6" x 8' 6" (2.91m x 2.61m) Modern decor and carpet. Benefitting from Double Glazing and Gas Central Heating.

### SHOWER ROOM

Formerly bedroom 3 the shower room has a multi jet shower cubicle and plumbing for a W.C. The room could easily be turned back into a bedroom. Further benefiting from gas central heating and double glazing.

### BATHROOM

6' 1" x 5' 11" (1.87m x 1.82m) Part tiled family bathroom comprising of 2 piece suite including panelled bath & pedestal hand basin. Also benefiting Gas Central Heating and Double Glazing.



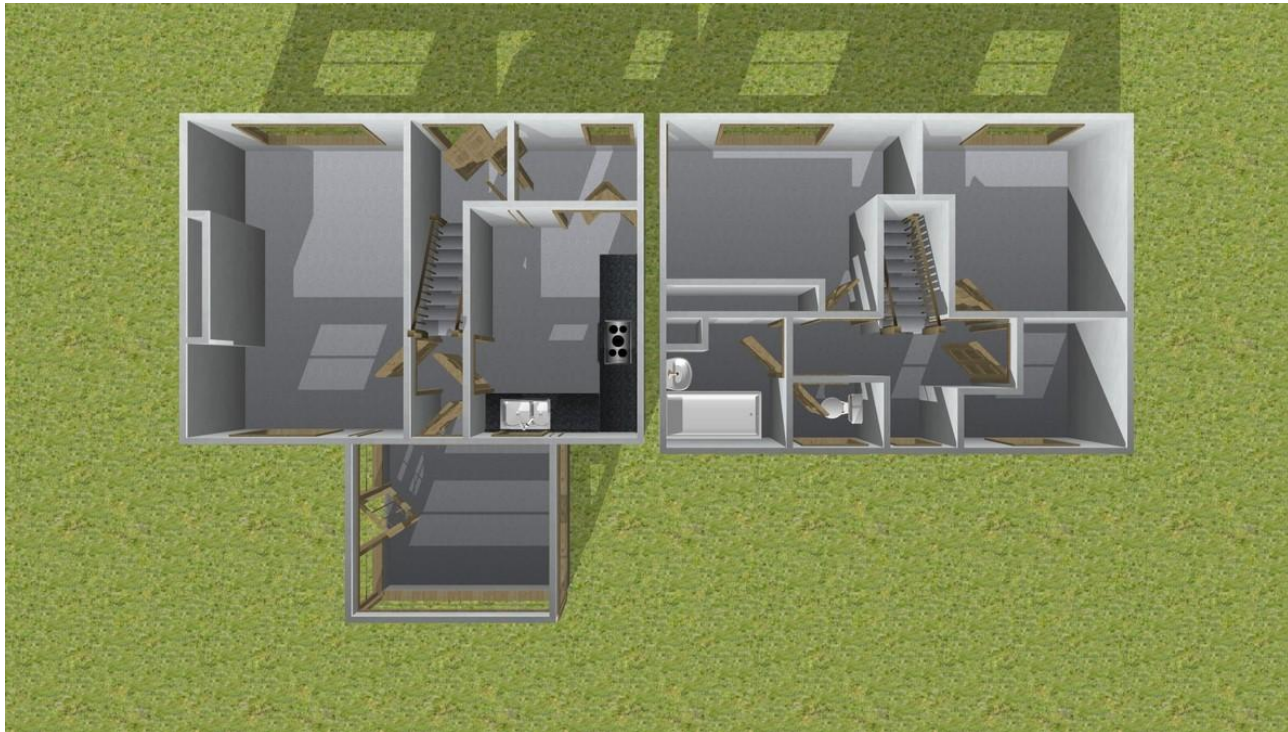
### W.C.

Part tiled W.C. comprising of 1 piece suite including low level W.C. Also benefiting Double Glazing.

### EXTERNALLY

To the outside of the property is a large lawned front garden, large side driveway with parking for approximately 4 cars. This space is perfect for further development of the property alongside adding a pitched roof to the property. To the rear is a small patio area.





### FREEHOLD

Our client has advised us that this property is freehold, this information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent may be payable, should this not be the freehold. Please contact the office for any further details.

### DISCLAIMER

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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Free Pro photos

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		

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**YourRighthaus.co.uk**

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