

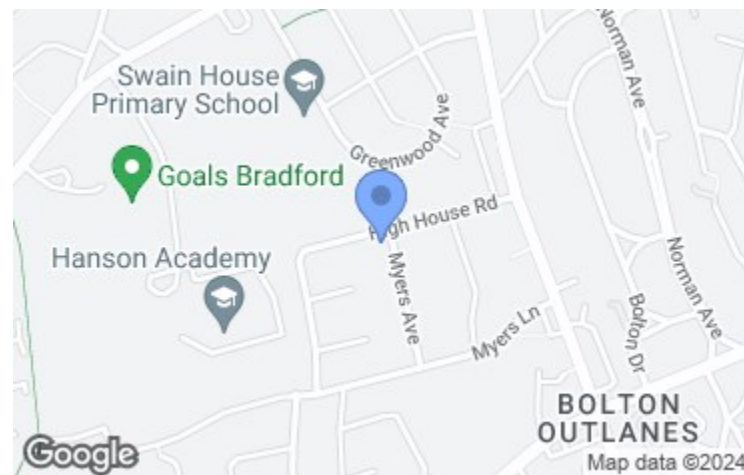
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements

Strictly by appointment through WW Estates
 01274 627444
 sales@wwestateagents.com



Directions

See Mapping.



359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@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.



**Myers Avenue, Bradford, BD2 4ET
 Offers In The Region Of £180,000**



Myers Avenue, Bradford, BD2 4ET



**** SEMI DETACHED ** 3 BEDROOMS ** CORNER PLOT ** ROOM TO EXTEND (Subject To Planning Permission) ** 2 RECEPTION ROOMS ** MODERN SHOWER ROOM ** GAS CENTRAL HEATING ** SOUGHT AFTER LOCATION ** CLOSE TO GOOD LOCAL SCHOOLS & AMENITIES **** This is a fabulous opportunity to buy a spacious family sized corner plot home which has lots of potential.

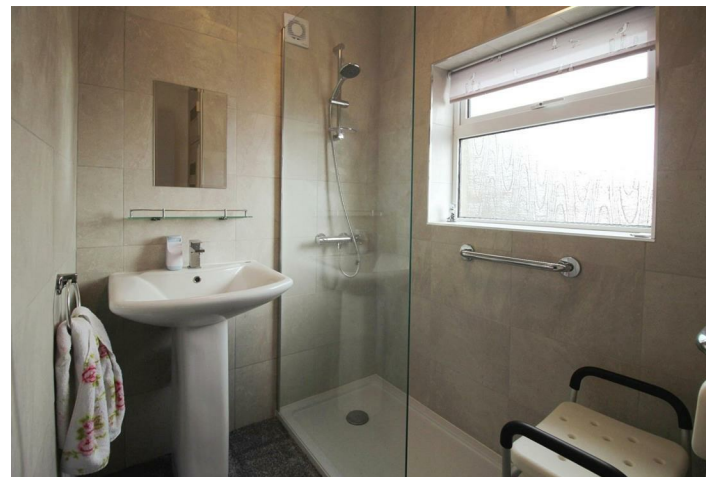
The property briefly comprises:- PVCu door leads into an entrance hallway which has carpet flooring, useful under stair storage, window to the side elevation & access to the living room, dining room and breakfast kitchen. The spacious living room benefit a half bay window to the front elevation allowing lots of natural light to flow, electric fire with tiled surround and hearth, wall lighting & central heating radiator.

The dining room has an inset living flame gas fire with marble surround and hearth, built in storage with draws under, wall lights, carpet flooring & patio door leading to the rear garden. The breakfast kitchen has a range of grey base and wall units, with a stainless steel sink, mixer tap tiled splash backs & granite effect worktops. Space for a

washing machine, brushed chrome double oven, halogen hob and extractor hood. Under stairs storage & door leading to the porch.

Stairs rise to the first floor landing where you'll find 2 double bedroom, a single third, separate W.C. and shower room. Bedroom 1 has a half bay window, light décor fitted wardrobes & carpet flooring. Bedroom 2 has built in over bed storage, display shelving and fitted wardrobes. Staircase rise to a spacious attic room. Bedroom three is a single room with carpet flooring and window to the rear elevation. The separate shower room has a double cubical shower & pedestal sink unit with chrome fitting and finished with ceramic tiled walls. W.C. is separate.

Externally front is a large lawn garden with mature hedges & access path to the side and rear garden. Paved driveway offers off road parking & access to a single garage with up and over door.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a 3 bedroom semi-detached property which has ample room to extend (subject to pp) and does require some modernisation.

Rating authority
Borough Council Tax Band C

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