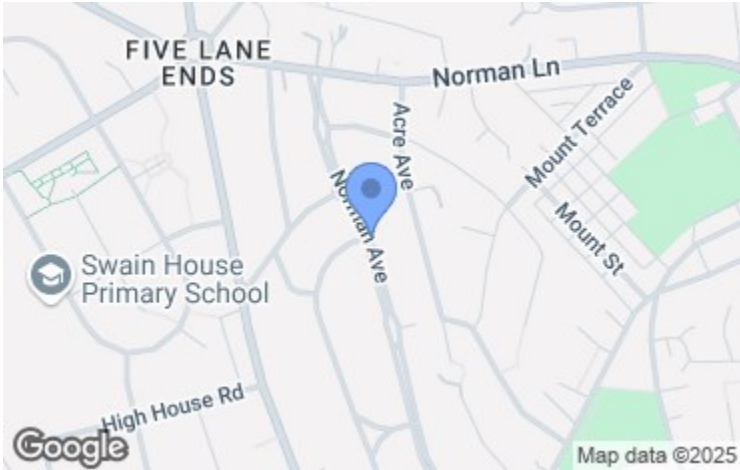




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

Norman Avenue, Bradford, BD2 2LY
£230,000

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.



Norman Avenue, Bradford, BD2 2LY

 1  3  1

THREE BEDROOM SEMI DETACHED FAMILY HOME! Situated in a very popular Eccleshill location and refurbished this spacious family home will certainly appeal to purchasers looking to upgrade. Offering Open Plan Dining Kitchen, Lounge, Three Bedrooms, Modern Bathroom, Front Off Road Parking and Extensive Rear Garden & Garage. Ideally positioned for Good Local Schools, Transport Links and Enterprise 5 Retail Park.

Initially greeted by a composite door leading into entrance hallway with a neutral decor and staircase to first floor. The open plan dining kitchen is ideal for family dining and entertaining with views out to the rear garden and access into the lounge with modern fireplace, bay window light decor and flooring. The kitchen is fitted with light oak wall and base units and breakfast bar. Appliances include gas hob, electric oven extractor hood and integral fridge freezer. Benefiting also from a useful understairs W/C.

First floor landing leads into the master double

bedroom to the rear elevation with insulated loft access, neutral decor and wood flooring. Double bedroom two is to the front of the property also with light decor and oak flooring. The third bedroom offers a single bedroom and makes up the sleeping arrangements. The modern bathroom is both spacious and offers a white four piece suite with P shaped bath, integral shower unit with dual shower attachments, wall tiling, deep sink unit, chrome towel radiator and push button WC.

Externally recently imprinted concrete driveway offers off road parking for two vehicles and continues to the side of the property with timber fence and gate access to an extensive rear garden. Laid to lawn with detached garage and enclosed by mature hedge rows and offering useful timber shed.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
This 3 bedroom semi-detached property in immaculate condition.

Rating authority
Borough Council Tax Band

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