



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.

High House Avenue, Bradford, West Yorkshire BD2 4ER

£185,000

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.



High House Avenue, Bradford, West Yorkshire BD2

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A SUBSTANTIAL FAMILY HOME!!
Well presented throughout this EXTENDED semi detached property offers THREE bedrooms TWO reception rooms & a large rear garden! Situated in a popular location close to reputable schools & local amenities an ideal spot for a family home.

The accommodation briefly comprises: Entrance hall, good sized lounge with light neutral decor benefiting from a living flame fire housed in a feature surround. Spacious second reception room tastefully presented and also benefiting from a living flame fire housed in a feature surround, glazed French doors open out into the rear garden. The modern fitted kitchen is well equipped and consists of a range of base and wall units in walnut gloss with complementary work surfaces, stainless steel sink with mixer taps and tiled splash backs. Range cooker with gas hob & over head extractor hood, plumbed for a washing machine, space to accommodate a freestanding fridge & freezer and finished with neutral decor & vinyl flooring.

Three bedrooms situated on the first floor alongside the bathroom two being generous doubles the third a single all finished with light fresh decor. The contemporary family bathroom comprises of a three piece suite in white incorporating a "P" shaped bath with over bath shower, chrome fittings, vanity wash basin and floor to ceiling tiling. Externally the property benefits from a driveway providing off road parking, a low maintenance paved garden to the front with painted boarder & a large rear garden with both paved & lawn areas complete with large storage shed. UPVC Double glazed & Gas central heated.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Generously sized family home!

Rating authority
Borough Council Tax Band

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure