



50 Elizabeth Avenue, Wyke

Bradford

Offers Over £205,000

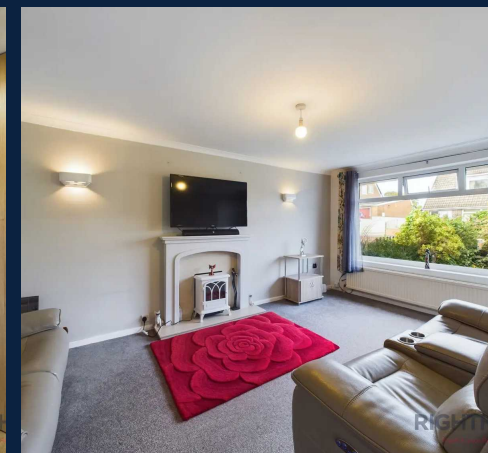
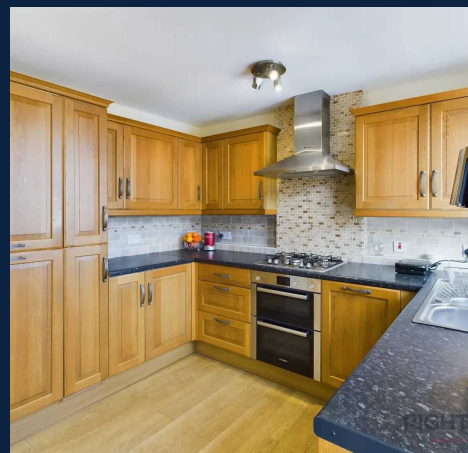
# 50 Elizabeth Avenue

Wyke, Bradford

This stunning 1/2 bedroom semi-detached bungalow is a true gem! As you step inside, you are greeted by a modern fitted kitchen suite, complete with sleek countertops and ample storage space. The spacious lounge area is perfect for entertaining guests or relaxing after a long day. With its versatile layout, the property can easily be converted into a 2 bedroom bungalow if desired. The wet room is stylishly finished and offers convenience for those with mobility needs.

One of the standout features of this property is the conservatory, which bathes the interior with natural light and provides a tranquil space to unwind. The bungalow also benefits from a garage and a driveway. The front and rear gardens are beautifully landscaped.

- SEMI-DETACHED BUNGALOW
- MODERN FITTED KITCHEN SUITE
- WHEELCHAIR ACCESSIBLE AND WIDE DOORS THROUGHOUT
- SPACIOUS LOUNGE
- 1/2 BEDROOMS
- WET ROOM
- CONSERVATORY
- GARAGE
- DRIVE WAY
- FRONT & REAR GARDENS



**Entrance**

3' 1" x 5' 7" (0.95m x 1.71m)

Front entrance providing wheelchair access to the property, also serves as a functional space that caters to various needs. This area is the designated location for the boiler. Additionally, the front entrance boasts ample storage space, the neutral decor and carpeting create a welcoming and harmonious ambiance, making it a pleasant space to walk into. As you enter, the front entrance seamlessly leads you into the lounge, creating a smooth transition between the different areas of the house.

**Living room**

17' 2" x 10' 11" (5.24m x 3.32m)

The spacious lounge offers a range of exceptional features for your comfort. You will experience the cozy warmth of gas central heating throughout the room and the double glazing adds an extra layer of insulation, while allowing ample natural light to flood in, creating a bright and inviting atmosphere within the property. The lounge boasts a modern decor and carpet, giving it a trendy and stylish feel. The contemporary design enhances the sleek aesthetic of the room. Door providing direct access to both the entry way and the hallway.

**Hallway**

8' 7" x 3' 7" (2.62m x 1.08m)

Hallway with stylish wood effect flooring. You can easily access the various areas of the house, including the kitchen, bathroom, bedroom, dining area/bedroom 2, and the inviting conservatory. Loft hatch is conveniently located within reach. Equipped with a practical pull-down ladder, it offers easy access to the loft, providing additional storage space. The loft is partially boarded.





### **Kitchen**

10' 6" x 9' 10" (3.20m x 2.99m)

The spacious kitchen features a diverse selection of wooden wall and base units that offer plenty of storage space. It also boasts a generous amount of workspace. The kitchen is equipped with a fitted hob, oven and grill, integrated dishwasher, fridge/freezer also included and convenient sink unit complete with a drainer. In addition, the kitchen offers the comfort of gas central heating and double glazing, ensuring a cozy atmosphere. There is an extra storage unit in the kitchen, perfect for storing shoes and coats.

Furthermore, the kitchen is designed with convenience in mind, featuring a door that provides easy access to the electrical box, as well as a UPVC door that leads to the exterior of the property.

### **Bedroom One**

12' 2" x 10' 10" (3.71m x 3.31m)

The well sized bedroom benefits from fitted wardrobes providing plenty of storage space. It also enjoys the advantages of gas central heating and double glazing.

### **Dining Room/Bedroom 2**

The dining room is full of light flowing in from the conservatory. Additionally, this room is equipped with the convenience of gas central heating for a warm and cozy feel. With the potential to be transformed into a second bedroom, this flexible space caters to your ever-changing needs. A patio door leading to a charming conservatory.

### **Conservatory**

7' 3" x 9' 9" (2.20m x 2.96m)

The conservatory boasts fitted windows that allow natural light to flood the area, creating an airy and inviting atmosphere. Additionally, the conservatory offers the convenience of gas central heating and double glazing. Door proving access to the rear patio and garden.



### Shower Room

6' 3" x 6' 0" (1.91m x 1.82m)

Fully tiled shower room with the benefit of non-slip flooring. Features a toilet, a bowl sink and an easily accessible shower. Equipped with gas central heating and double glazing.

### Garden

Charming low maintenance front garden adorned with a parking space and bordered by beautifully established shrubs. Conveniently, a path to the side of the property offers a ramp complete with a sturdy handrail for easy access. This path leads not only to the garage but also grants entry into the expansive rear garden. The large rear garden boasts a partially paved area. Shrubs encircle the borders, additionally, the rear garden provides access to a lower garden.

### OFF ROAD

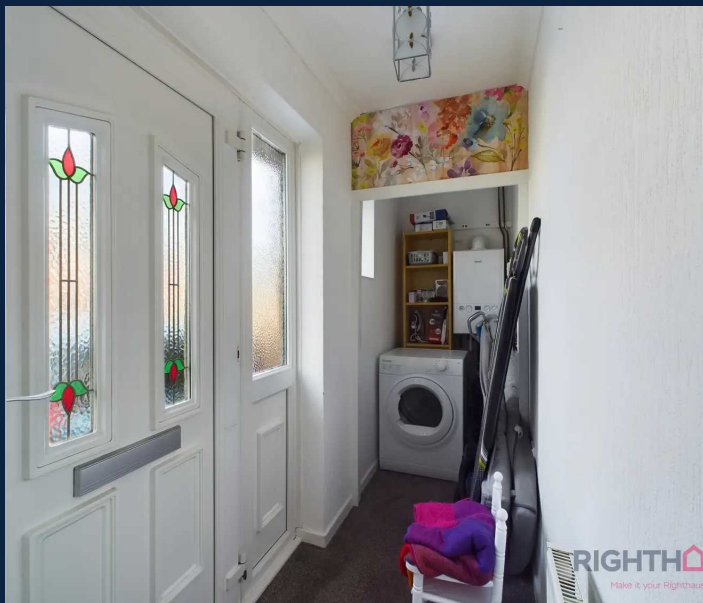
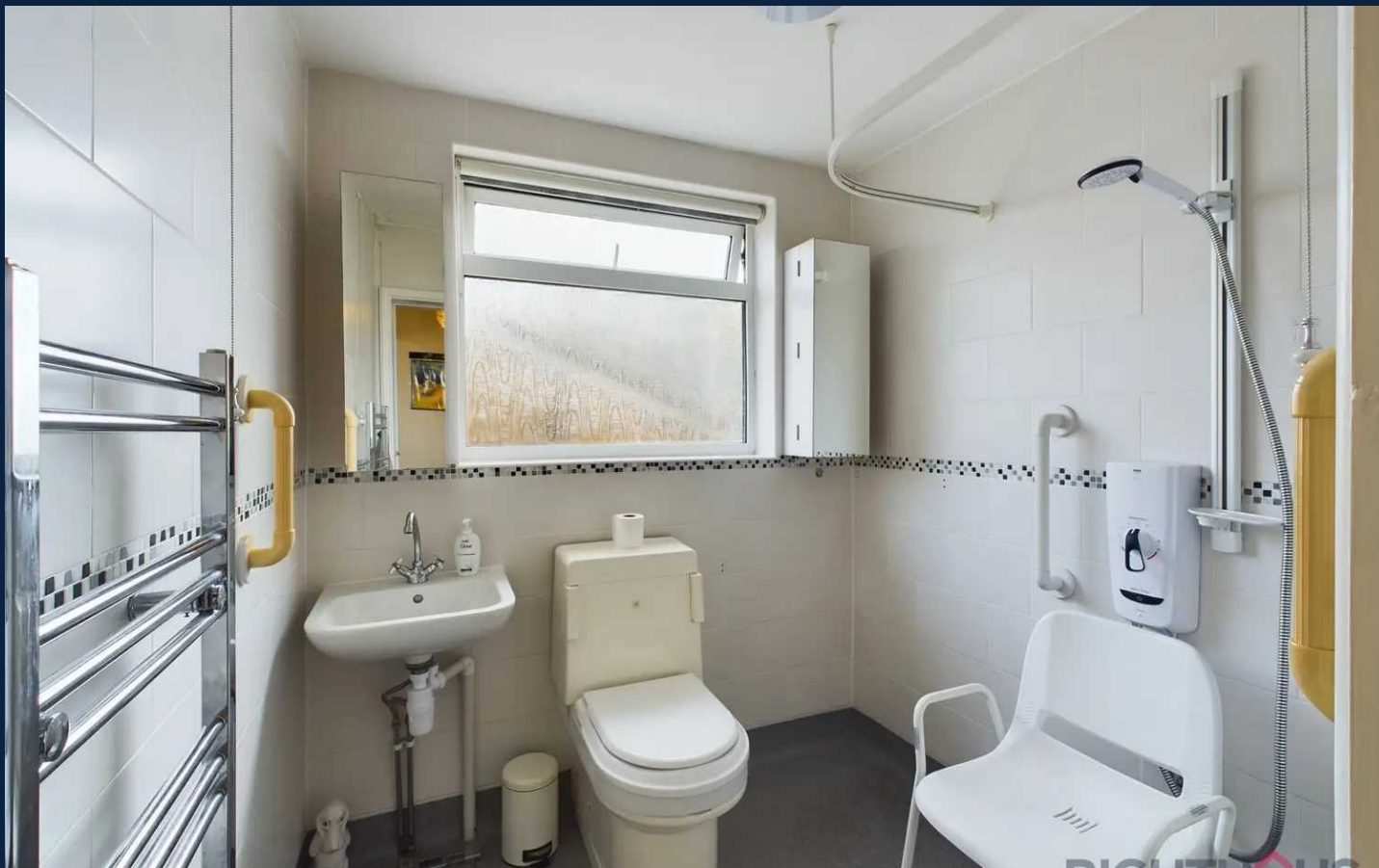
1 Parking Space

Parking space directly to the front of the property and on street parking available also.

### GARAGE

Single Garage

This spacious garage offers the convenience of electrical points and lighting.





Approximate total area<sup>(1)</sup>  
692.50 ft<sup>2</sup>  
64.34 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Righthaus Estate Agents

Righthaus Estate Agents, 208 High Street - BD6 1QP

01274 813500

Wibsey@yourrighthaus.co.uk

www.yourrighthaus.co.uk/

