



14 Haycliffe Avenue, Bradford

Bradford

£220,000

RIGHTHOUSE

\*\*\* VIRTUAL TOUR \*\*\* Stylish and spacious 4 BEDROOM home with modern interior, TWO DORMERS, STUDY, TWO BATHROOMS, and double driveway in sought-after location off Moore Avenue. Low-maintenance rear garden, south easterly facing. Book a viewing today!  
Council Tax band: B

Tenure: Freehold

- RECENTLY EXTENDED WITH TWO LARGE DORMERS
- POPULAR LOCATION OFF OF MOORE AVENUE
- FOUR DOUBLE BEDROOMS PLUS STUDY
- MODERN THROUGHOUT
- TWO BATHROOMS
- MID TERRACE
- DOUBLE DRIVEWAY





#### **Porch**

Giving access to the hallway.

#### **Hallway**

Giving access to the lounge and first floor landing.

#### **Lounge**

14' 6" x 14' 4" (4.41m x 4.37m)

The lounge features a bay window, which allows for ample natural light to fill the space. It benefits from gas central heating, ensuring a cozy and comfortable atmosphere during colder months. The double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment.

#### **Kitchen**

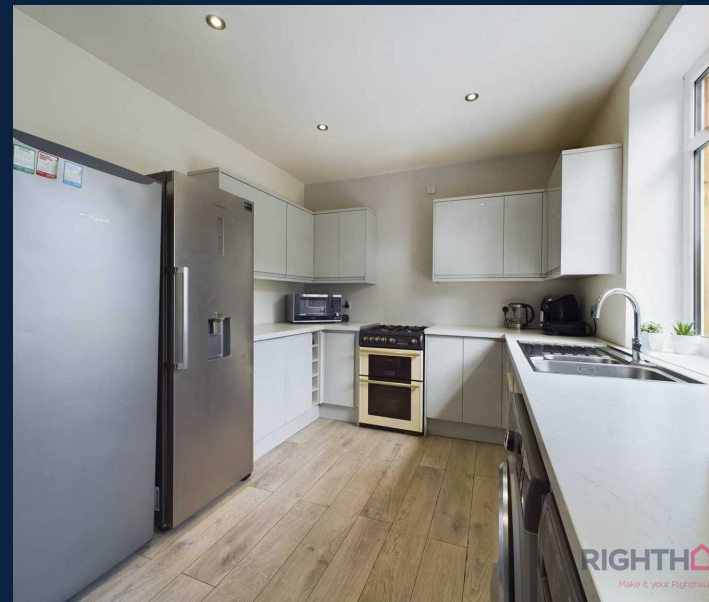
14' 0" x 9' 5" (4.27m x 2.86m)

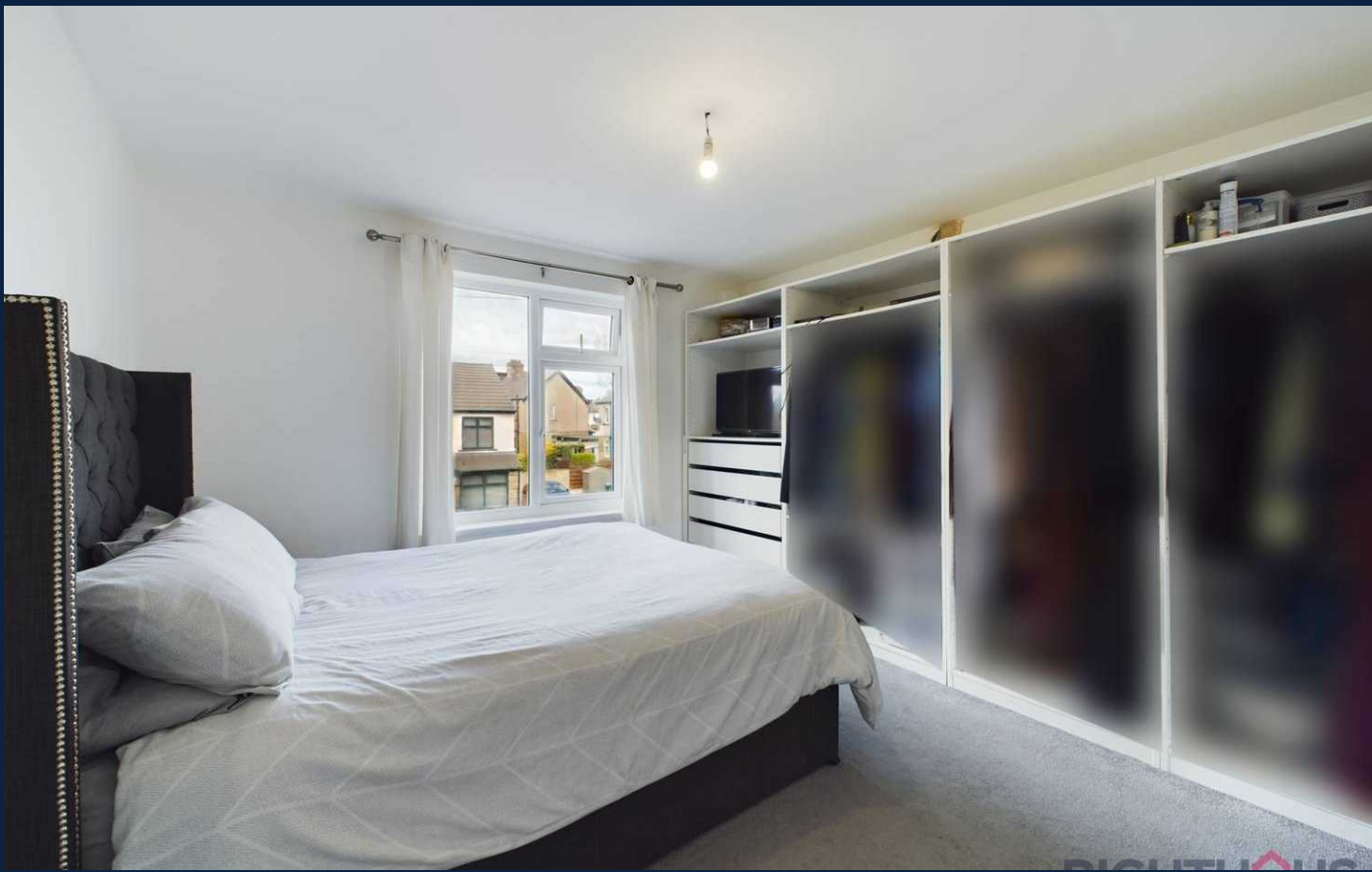
The kitchen is equipped with a variety of wall and base units, providing ample storage space. Additionally, there is a generous amount of workspace available. You will also find a convenient 1 bowl sink unit with a drainer, a freestanding cooker, as well as the added comfort of gas central heating and double glazing.

#### **Wc**

6' 8" x 3' 3" (2.03m x 1.00m)

The shower room is tastefully adorned with elegant tiles, creating a visually pleasing atmosphere. It boasts a luxurious three-piece suite, consisting of a comfortable low level W.C., a stylish pedestal hand basin, and a spacious shower cubicle, perfect for unwinding after a long day. Furthermore, this delightful room is equipped with the convenience of under floor heating, ensuring a cozy and warm experience, and the added benefit of double glazing, providing both insulation and tranquility.





### Master bedroom

11' 10" x 11' 9" (3.61m x 3.59m)

The bedroom boasts a lovely modern decor and is adorned with plush carpeting. It is equipped with the convenience of modern fitted wardrobes, as well as the comfort of gas central heating and double glazing.

### Bedroom 2

10' 6" x 9' 4" (3.20m x 2.85m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

### Study

6' 0" x 3' 5" (1.82m x 1.04m)

The bedroom enjoys the advantages of gas central heating and double glazing.

### Stairs and landing

Giving access to the two second floor bedrooms

### Bedroom 3

14' 7" x 11' 3" (4.44m x 3.43m)

The bedroom is enhanced by modern decor and large dormer. It also enjoys the advantages of gas central heating and double glazing.

### Bedroom 4

17' 7" x 9' 0" (5.36m x 2.75m)

The bedroom is enhanced by modern decor and large dormer. It also enjoys the advantages of gas central heating and double glazing.

### Bathroom

6' 10" x 5' 9" (2.08m x 1.76m)

The family bathroom is fully tiled and features a 3-piece suite, which includes a panelled bath, a low level W.C., a pedestal hand basin, and a shower over the bath. Additionally, this bathroom offers the convenience of gas central heating and double glazing.



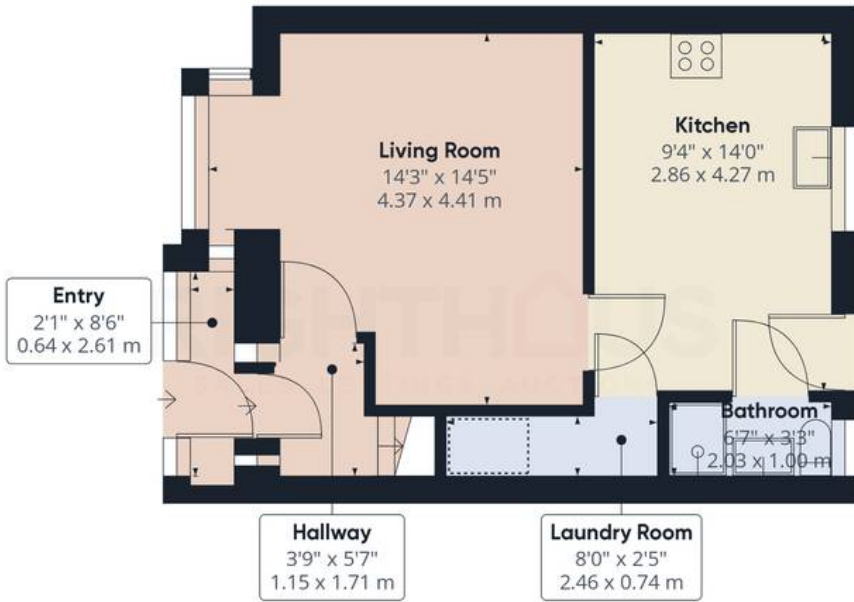
## REAR GARDEN

To the rear of the property is a low maintenance garden which is south easterly facing. The rear garden can be accessed via alley, ginnel and rear pathway

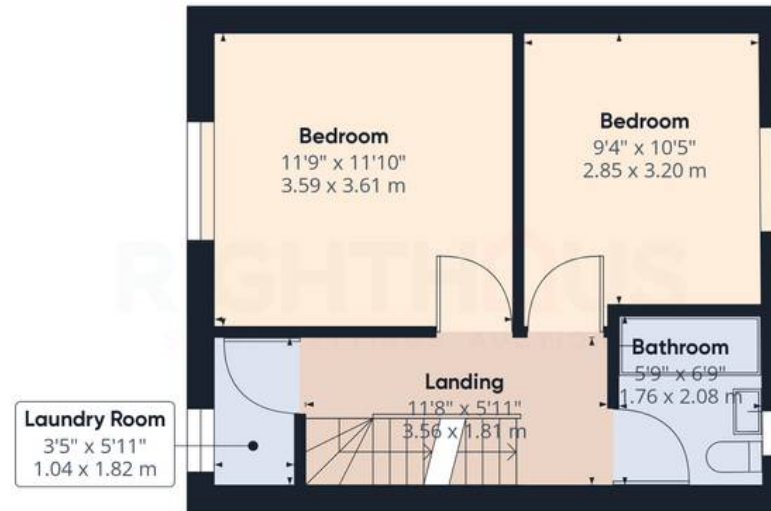
## DRIVEWAY

1 Parking Space

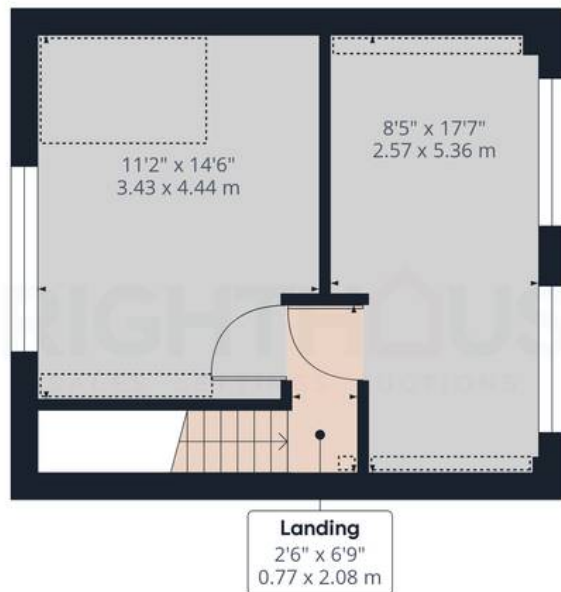




Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1111.75 ft<sup>2</sup>

103.29 m<sup>2</sup>

Reduced headroom

50.34 ft<sup>2</sup>

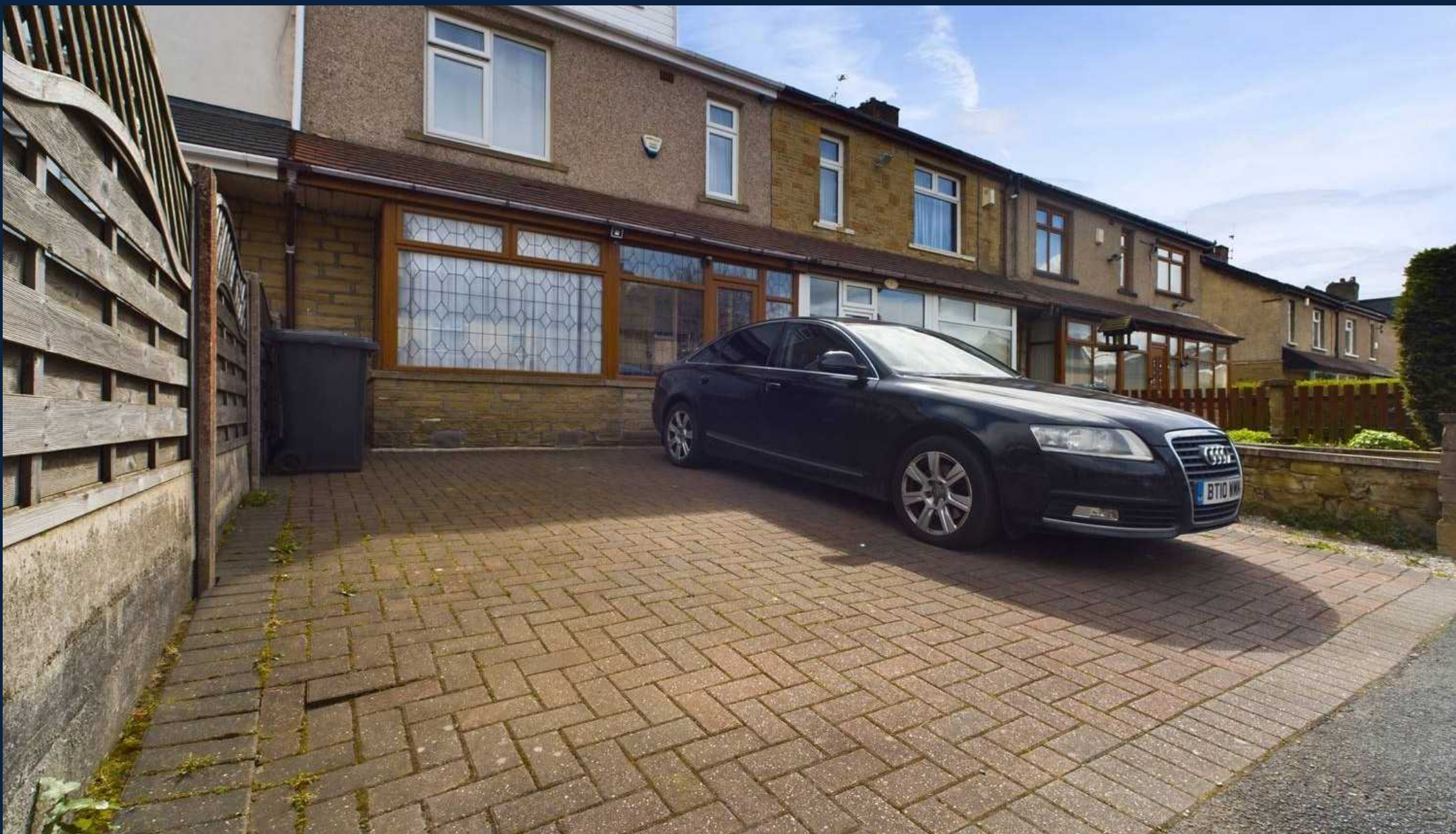
4.68 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

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



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SALES LETTINGS AUCTIONS