



2 Briarwood Avenue, Bradford

Bradford

£210,000

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Bradford, Bradford

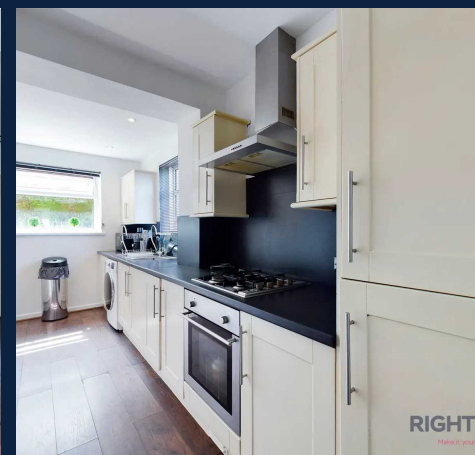
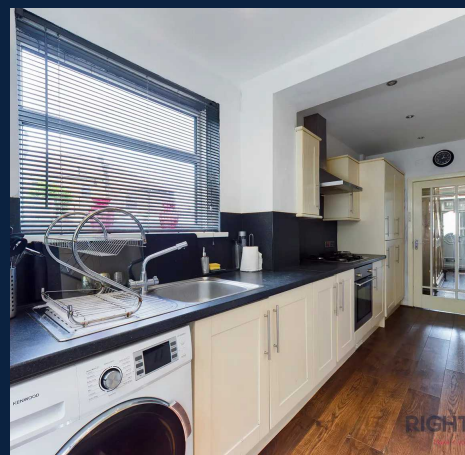
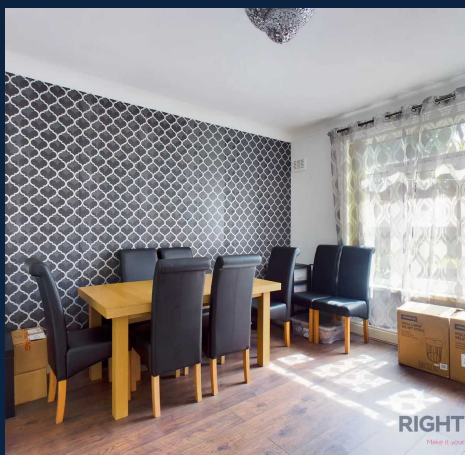
This end of terrace gem in the ever-popular Wibsey location has so much to offer! Step inside to find a well-presented home that's been lovingly extended, boasting three bedrooms and the potential for a fourth. With two reception rooms providing ample space for relaxation and entertaining, this property is perfect for families or those who like to spread out. And with not one, but two driveways plus a garage, parking hassles will be a thing of the past. Don't forget to check out the virtual tour to see all this home has to offer!

Outside, you'll find a neat low-maintenance artificial lawn at the front, bordered by charming sleepers – the perfect spot to enjoy a morning cup of coffee. Venture to the back and be greeted by a south-facing artificial lawn, surrounded by beautiful planting areas and a peaceful flagged patio. With two driveways to choose from, one block paved at the front and another at the rear, parking is a breeze. And let's not forget the garage, now converted into a fantastic storage space – talk about practicality meeting charm!

Council Tax band: B

Tenure: Freehold

- *** VIRTUAL TOUR ***
- EXTENDED
- WELL PRESENTED
- END TERRACED PROPERTY
- POPULAR WIBSEY LOCATION
- THREE BEDROOMS WITH POTENTIAL FOR A FOURTH
- TWO RECEPTION ROOMS
- TWO DRIVEWAYS & GARAGE.
- LOW MAINTENANCE LAWNS



Hallway

Giving access to the lounge, dining room, kitchen and first floor.

Lounge

15' 5" x 11' 10" (4.71m x 3.60m)

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. Double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment.

Dining Room

12' 8" x 11' 9" (3.86m x 3.59m)

The Dining room is equipped with the convenience of gas central heating and the added comfort of double glazed windows overlooking the rear garden.

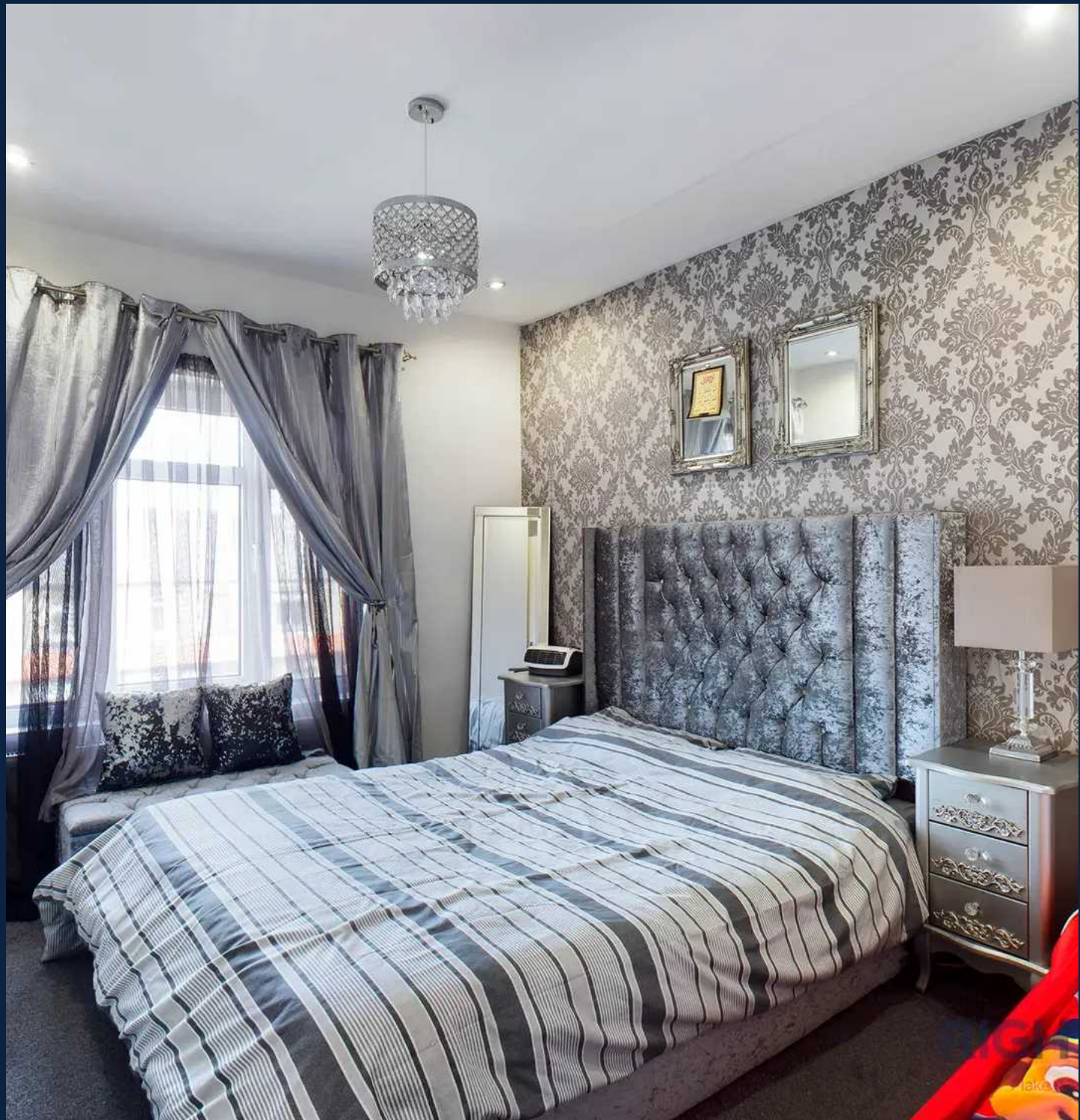
Kitchen

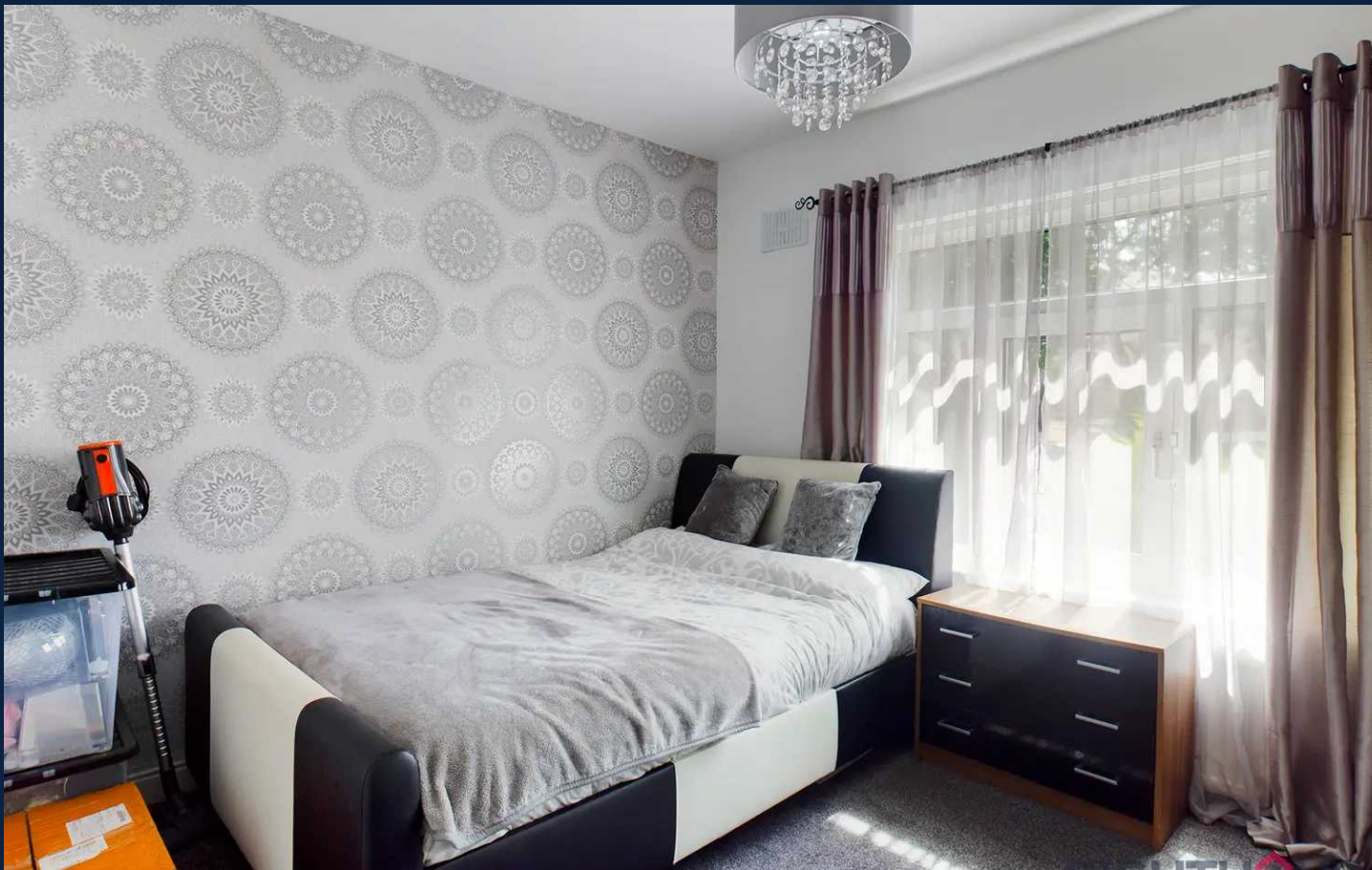
18' 3" x 8' 0" (5.56m x 2.45m)

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 gas hob, an electric oven, as well as the added comfort of gas central heating and double glazing.

Stairs and landing

Offering access to the three bedrooms, bathroom and storage attic.





Master bedroom

12' 6" x 9' 1" (3.82m x 2.78m)

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

Bedroom 2

11' 5" x 8' 1" (3.49m x 2.47m)

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

Bathroom

8' 0" x 6' 0" (2.43m x 1.83m)

The family bathroom is partially 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.

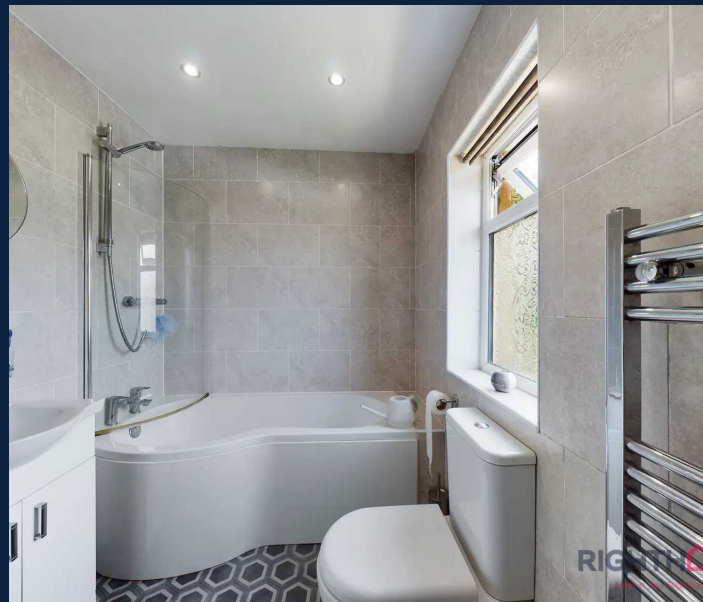
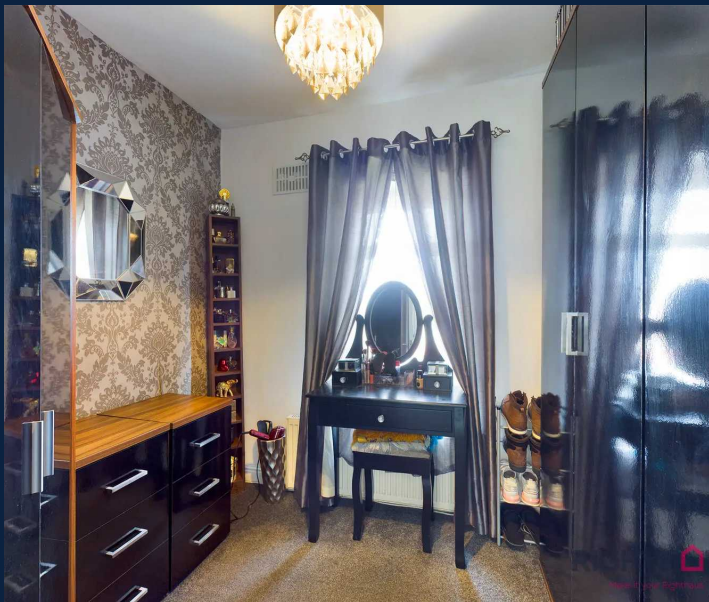
Bedroom 3

9' 5" x 8' 10" (2.86m x 2.68m)

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

Storage/ Potential future bedroom

The attic has been full boarded and offers fantastic storage space and perfect for a further bedroom with the relevant building regulations.



GARDEN

At the front of the property is a low maintenance artificial lawn that is border with decorative sleepers.

REAR GARDEN

To the rear of the property is a south facing artificial lawn, decorative border with border planting areas and a flagged patio.

DRIVEWAY

2 Parking Spaces

The property has two driveways, one to the front of the property which has been recently installed and is block paved. whilst to the rear is a further driveway for a single car.

GARAGE

Single Garage

Next to the rear driveway is a garage which has been converted to be a very good storage area.





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1187.05 ft²
110.28 m²

Reduced headroom

167.88 ft²
15.60 m²

(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

Righthaus Estate Agents

Righthaus Estate Agents, 208 High Street - BD6 1QP

01274 813500

Wibsey@yourrighthaus.co.uk

www.yourrighthaus.co.uk/

