



Mayo Avenue, Bradford BD5 8HY

welcome to

Mayo Avenue, Bradford

Significantly extended five bedroom end terrace townhouse in popular location, ideally situated for local amenities, schools and excellent access to the motorway. Currently offers superb accommodation across three floors and has vast scope to further extend.



Entrance Porch

Large UPVC and stone built entrance porch.

Wet Room

Mobility adapted wet room located on the ground floor with wash hand basin set in vanity unit and w/c.

Lounge/ Dining Room

25' 1" x 11' 11" (7.65m x 3.63m)

With dual aspect window, feature fireplace and gas central heating radiator.

Second Reception Room

11' 4" x 21' 9" (3.45m x 6.63m)

With window to the front.

Kitchen

8' 2" x 9' 4" (2.49m x 2.84m)

Fitted kitchen with a range of wall and base units, UPVC window to the rear, integrated fridge freezer and dish washer.

Utility Room

9' 1" x 7' 1" (2.77m x 2.16m)

Utility room located in the cellar, which also has an additional storage area.

Conservatory

10' 11" x 10' 11" (3.33m x 3.33m)

With blue tinted glass roof.

Landing

With loft access.

Bedroom One

12' 1" x 10' 9" (3.68m x 3.28m)

With UPVC window and gas central heating radiator.

Bedroom Two

10' 9" to chimney breast x 11' 9" (3.28m to chimney breast x 3.58m)

With triple glazed window to the front and gas central heating radiator.

Bedroom Three

8' 10" x 9' 5" to fitted wardrobes (2.69m x 2.87m to fitted wardrobes)

With UPVC window and gas central heating radiator.

Bedroom Four

8' 2" at max x 11' 3" at max (2.49m at max x 3.43m at max)

L shaped bedroom with UPVC window to the front and gas central heating radiator.

Bedroom Five

6' 2" x 8' 7" (1.88m x 2.62m)

With UPVC window to the rear and gas central heating radiator.

Bathroom

Comprises of p shaped bath with shower over, separate w/c and heated towel rail.

Loft Space

Boarded loft with velux window accessed via drop down ladder.

Outside

Gated drive to the front, accessed from Mayo Avenue and detached single garage.



view this property online williamhbrown.co.uk/Property/BDF113441



welcome to

Mayo Avenue, Bradford

- Five bedroom
- End townhouse property
- Detached garage
- In popular location
- Offers over £275,000

Tenure: Freehold EPC Rating: C

offers over

£275,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF113441



Property Ref:
BDF113441 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockcliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk