



**Dean Beck Avenue, Bradford BD6 1DE**



**welcome to**

**Dean Beck Avenue, Bradford**

A must view property to appreciate the space on offer, benefiting from three reception rooms and a conservatory, four good size bedrooms, driveway, outhouse and enclosed rear garden.

The property is presented to a high standard throughout and offers ready to move into accommodation.



### Entrance Hall

With storage cupboard, two radiators and patio doors to the rear.

### Downstairs W/C

With wash hand basin set in vanity unit, w/c and heated towel rail.

### Lounge

16' 3" x 10' 11" into recess ( 4.95m x 3.33m into recess )  
With fireplace and window to the front.

### Dining Room

10' 10" x 11' 11" ( 3.30m x 3.63m )  
With french doors to the conservatory.

### Bar

9' 1" x 9' ( 2.77m x 2.74m )  
With electric wall heated and fitted bar.

### Kitchen

8' 8" x 14' 3" ( 2.64m x 4.34m )  
Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, electric oven, electric hob and radiator.

### Utility Room

9' 11" x 9' 9" ( 3.02m x 2.97m )  
With fitted wall and base units incorporating stainless steel sink and drainer, plumbing for washing and radiator.

### Conservatory

13' 4" x 8' 1" ( 4.06m x 2.46m )  
With radiator.

### Bedroom One

10' 3" x 11' 10" ( 3.12m x 3.61m )  
With window to the rear, built in wardrobe and radiator.

### Ensuite

Comprises of shower cubicle, wash hand basin, w/c, window to the rear and heated towel rail.

### Bedroom Two

11' 3" x 10' 10" into recess ( 3.43m x 3.30m into recess )  
With window to the front and radiator.

### Bedroom Three

11' 7" into recess x 8' 11" ( 3.53m into recess x 2.72m )  
With window to the front, storage cupboard and radiator.

### Bedroom Four

9' x 10' 10" ( 2.74m x 3.30m )  
With window to the rear and radiator.

### Bathroom

Comprises of bath, shower cubicle, wash hand basin, w/c, heated towel rail, tiled walls and floors.

### Outside

With driveway to the front, garden to the rear and outhouse.



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## Dean Beck Avenue, Bradford

- Four Bedroom
- Dormer Bungalow
- Driveway and enclosed rear garden
- Utility room & Conservatory
- Beautifully presented throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£320,000-£330,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF115909 - 0002

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