









# welcome to

# **Sixth Avenue, Bradford**

This beautifully presented six bedroom semi detached property offers the perfect blend of space, style and convenience. Ideally situated for Local Parks, Schools, Shops & Transport Links.













#### **Entrance Porch**

#### **Entrance Hall**

With storage cupboard and radiator.

#### **Shower Room**

Located on the ground floor with shower cubicle, wash hand basin, w/c and heated towel rail.

#### **Bedroom Six**

11' 2"  $\times$  6' 8" ( 3.40m  $\times$  2.03m ) With window to the front and radiator.

## Lounge

13' 8" into bay x 10' 7" ( 4.17m into bay x 3.23m ) With window to the front, fireplace and radiator.

## **Dining Room**

8' 8" x 9' 10" ( 2.64m x 3.00m ) With window to the rear and radiator.

## **Third Reception Room**

10' 11" x 12' (3.33m x 3.66m)

#### Kitchen

12' 4" x 12' 4" ( 3.76m x 3.76m )

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, ceiling spot lights, radiator, window and door to the rear.

#### **Bedroom One**

14' 11" x 9' 5" ( 4.55m x 2.87m )

With window to the rear, built in wardrobe and radiator.

## **Bedroom Two**

10' 5" x 11' (3.17m x 3.35m)

With window to the rear, built in wardrobe and radiator,.

## **Bedroom Three**

12' x 10' (3.66m x 3.05m)

With window to the front and radiator.

#### **Bedroom Four**

14' 11" x 7' 2" ( 4.55m x 2.18m )
With window to the front and radiator.

#### **Bedroom Five**

7' 9" x 5' 11" ( 2.36m x 1.80m )
With window to the front and radiator.

#### **Bathroom**

Three piece suite comprises of bath, wash hand basin set in vanity unit, w/c, tiled walls and floor, heated towel rail and window to the side.

### **Outhouse**

12' 10"  $\times$  26' 5" ( 3.91m  $\times$  8.05m ) With two windows to the front and door to the front.

#### Outside

With driveway to the front and yard to the rear.





## welcome to

# Sixth Avenue, Bradford

- Six bedroom
- Semi detached property
- Driveway
- Bathroom and shower room
- Offers in the region of £340,000

Tenure: Freehold EPC Rating: C

Council Tax Band: B

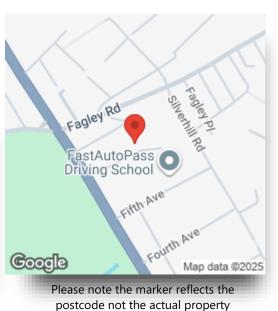
offers in the region of

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Property Ref: BDF116166 - 0003 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.



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