



Hunters Park Avenue, Clayton, Bradford, BD14 6EW

- THREE BEDROOM DETACHED BUNGALOW
- ENSUITE SHOWER ROOM FOR MAIN BEDROOM
- DOUBLE GLAZING
- GARDENS FRONT AND REAR
- COUNCIL TAX BAND C
- CURRENTLY TENANTED
- THREE PIECE BATHROOM
- GAS CENTRAL HEATING
- DRIVEWAY PARKING
- EPC RATING GRADE D

Offers In The Region Of £235,000



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DESCRIPTION

HUNTERS BRADFORD PRESENTS - HUNTERS PARK AVENUE - CLAYTOIN - BD14

THREE BEDROOM DETACHED BUNGALOW - CURRENTLY TENANTED - ENSUITE SHOWER ROOM FOR MAIN BEDROOM - THREE-PIECE BATHROOM - DOUBLE GLAZING - GAS CENTRAL HEATING - GARDENS FRONT AND REAR - DRIVEWAY PARKING - COUNCIL TAX BAND C - EPC RATING GRADE D

INTERNAL

Enter the hallway, this gives access to all rooms except the conservatory. The lounge diner is a good size family room with double doors giving access to the conservatory, giving two reception areas. The kitchen has a good range of both wall and base units with basin, plumbing for a washing machine and space for a free-standing fridge freezer.

Bedroom 1 is a double room overlooking the rear with an en-suite three-piece shower room. Bedroom 2 also overlooks the rear with bedrooms three looking over the side. The bathroom is a three piece with bath, basin, and WC.

EXTERNAL

To the front is a good size garden and driveway for several cars and to the rear another good size garden with distance views.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

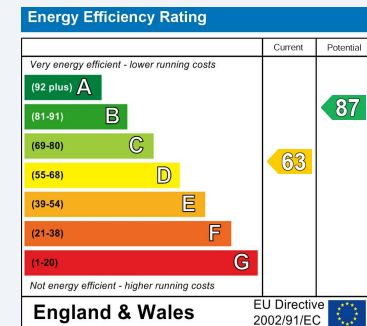
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.