



Brisbane Avenue, Off Kings Road, Bradford, BD2 1EH

- THREE-BEDROOM SEMI-DETACHED BUNGALOW
- CONSERVATORY
- POSSIBLE FURTHER LIVING SPACE IN THE ROOF (LARGE SPACE)
- WELL-PRESENTED THROUGHOUT
- GARDENS FRONT AND REAR - DRIVEWAY & GARAGE PARKING
- NEW FACIAS AND SOFFITS
- THIRD BEDROOM ON FIRST FLOOR
- SHOWER ROOM
- DOUBLE GLAZING - GAS CENTRAL HEATING
- COUNCIL TAX BAND C - EPC RATING GRADE C

Offers In The Region Of £220,000

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HUNTERS BRADFORD PRESENTS - BRISBANE AVENUE - BD2

THREE-BEDROOM SEMI-DETACHED BUNGALOW - NEW FACIAS AND SOFFITS - CONSERVATORY - THIRD BEDROOM ON FIRST FLOOR - POSSIBLE FURTHER LIVING SPACE IN THE ROOF (LARGE SPACE) - SHOWER ROOM - WELL-PRESENTED THROUGHOUT - CONSERVATORY - DOUBLE GLAZING - GAS CENTRAL HEATING - GARDENS FRONT AND REAR - DRIVEWAY & GARAGE PARKING - COUNCIL TAX BAND C - EPC RATING GRADE C

Refurbished by the current owner to a great standard, with alarm and CCTV.

GROUND FLOOR

Enter the hallway, a bright neutral space with a tiled floor and gives access to the lounge, dining room / bedroom 2, shower room, bedroom1 and the kitchen. The lounge is well presented with electric fireplace, open stairs case to the first floor and an under stairs storage cupboard.

The kitchen has a range of both wall and base units, gas hob, oven, plumbing for a washing machine, space for a free-standing fridge freezer and access to the conservatory via patio sliding door.

Bedroom 1 is a good size double room, looking onto the rear garden. Bedroom 2 is a double room, currently used as a dining room to the front.

The shower room is a three piece (shower cubicle, basin and WC), with tiled floor and walls.

The conservatory looks onto the rear garden to all three sides.

FIRST FLOOR

To the first floor is bedroom 3, a well-presented room with access into the loft area. The loft area is spacious, houses the boiler and would be great space for adding even more rooms to the bungalow or ensuite to bedroom 3.

EXTERNAL

This lovely home has garden areas to both the front and rear, to the rear is lawn garden, patio area and wooden gazebo, ideal for a hot tub and spending days with the family in the garden.

Parking is provided by both a driveway for two cars and a single detached garage.

Close to local schools, shops and transport links.





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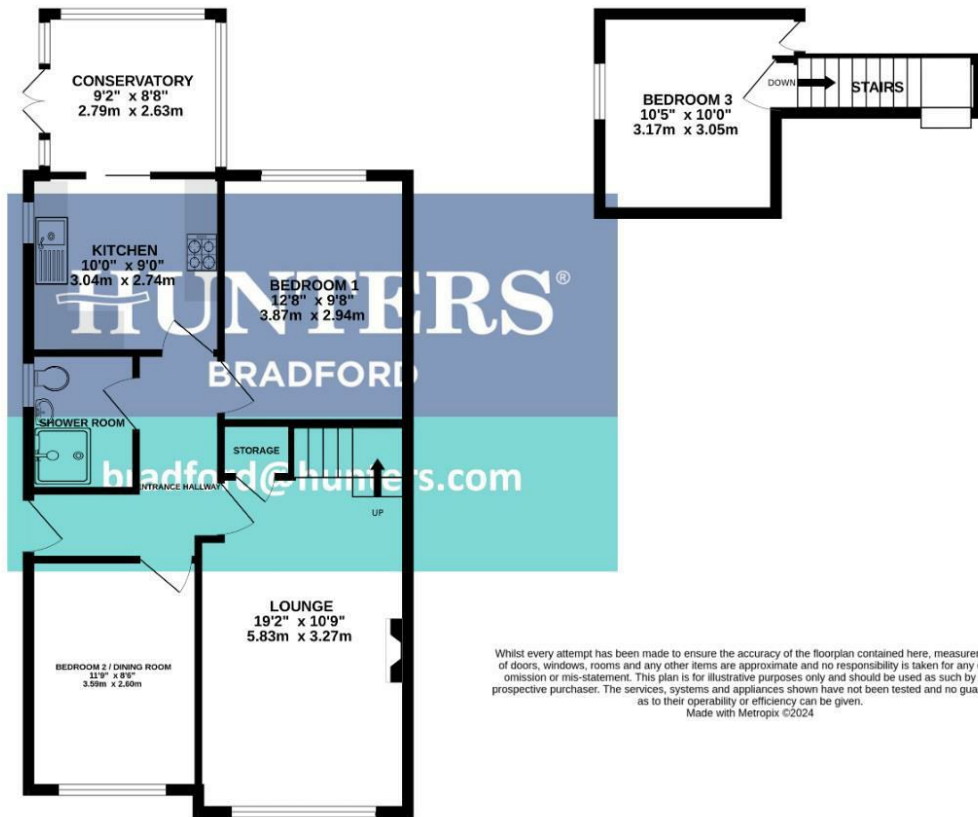
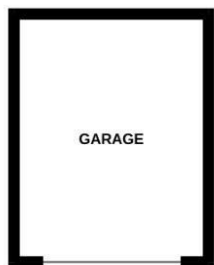
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GROUND FLOOR

1ST FLOOR



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Viewings

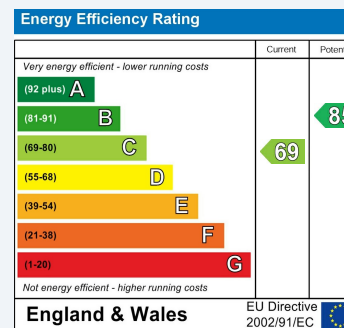
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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