



High House Avenue, Bolton Outlanes, Bradford, BD2 4ER

- THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- GALLEY KITCHEN
- DOUBLE GLAZING
- EPC RATING GRADE D
- SPACIOUS REAR LAWN GARDEN WITH PLAY AREA
- THREE PIECE MODERN BATHROOM
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C

Offers Over £190,000



High House Avenue, Bolton Outlanes, Bradford, BD2 4ER - Offers Over £190,000

DESCRIPTION

HUNTERS BRADFORD PRESENTS - HIGH HOUSE AVENUE - BD2

*** CHAIN FREE ***

THREE-BEDROOM SEMI-DETACHED FAMILY HOME - SPACIOUS REAR LAWN GARDEN WITH PLAY AREA - TWO RECEPTION ROOMS - THREE PIECE MODERN BATHROOM - GALLEY KITCHEN - GAS CENTRAL HEATING - DOUBLE GLAZING - COUNCIL TAX BAND C - EPC RATING GRADE D

GROUND FLOOR

Enter the hall, there are stairs to the first floor, doors to both reception rooms and the kitchen. Reception room 1 is a good size room overlooking the front, currently used as a children's playroom. Reception room 2 overlooks the rear garden and has an electric fireplace.

The kitchen is a galley style with wall and base units, integrated dishwasher, plumbing for a washing machine, space for a freestanding fridge freezer, free standing gas cooker, a handy under stairs cupboard and a door to access the side of the property.

FIRST FLOOR

The landing is lit by a window and gives access to all three bedrooms and the family bathroom. Bedroom 1 is a double room with built in wardrobes, overlooking the front. Bedroom 2 is a double room with built in wardrobes overlooking the rear garden and bedroom 3 is a single room to the front. The bathroom is a modern three piece with bath, basin, and WC, has tiled walls and a handy storage cupboard,

EXTERNAL

This is where the property stands out with its large rear, the rear garden has a patio area, seating area, play area and large lawn, idea for family fun.

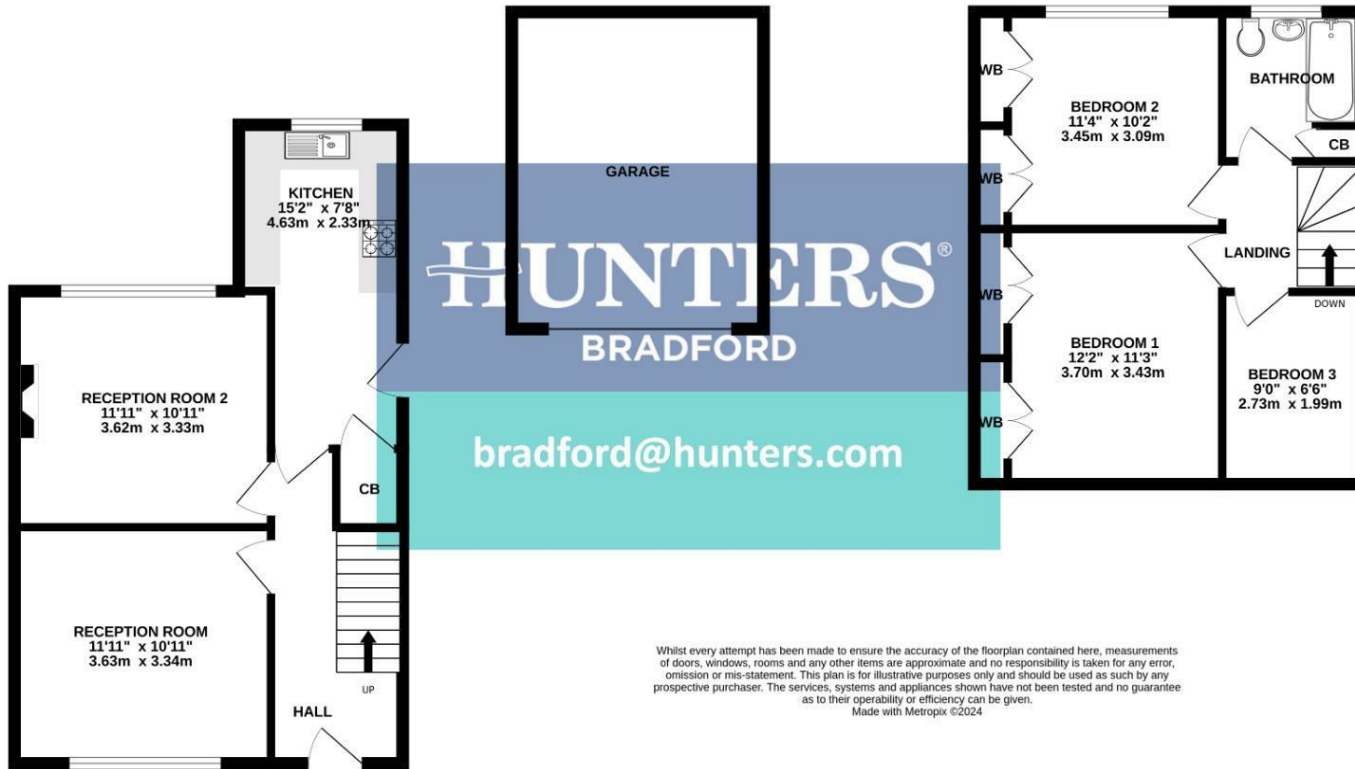
Parking is provided by both a driveway and a single detached garage.





GROUND FLOOR

1ST 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.
Made with Metropix ©2024

Viewings

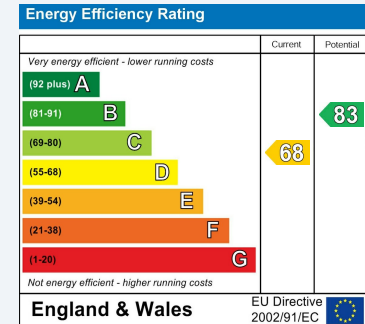
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

