



## Dean Beck Avenue, Staithgate, Bradford, West Yorkshire, BD6 1DE

- THREEE BEDROOM MODERN DETACHED FAMILY HOME
- MODERN BREAKFAST KITCHEN
- GROUND FLOOR SHOWER ROOM
- GARAGE & DRIVEWAY PARKING
- 360 VIRTUAL TOUR ONLINE
- TWO RECEPTION ROOMS - (LOUNGE & DINING ROOM)
- GROUND FLOOR BEDROOM
- FIRST FLOOR BATHROOM
- CLOSE TO LOCAL AMENITIES AND THE M62 MOTORWAY NETWORK
- COUNCIL TAX BAND C - EPC RATING C

**Asking Price £270,000**





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Nestled in the desirable area of Dean Beck Avenue, Staithgate, Bradford, this modern dormer-detached family home offers a perfect blend of comfort and style. Spanning an impressive 1,410 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families seeking space and convenience.

Upon entering, you are greeted by two inviting reception rooms, with a lounge that provides a warm and welcoming atmosphere for relaxation and entertainment. The modern breakfast kitchen is a highlight, designed for both functionality and aesthetics, perfect for family meals and gatherings.

The ground floor features a convenient bedroom, along with a shower room, ensuring ease of access and practicality for all family members. Ascend to the first floor, where you will find an additional bathroom, thoughtfully designed to cater to the needs of the household.

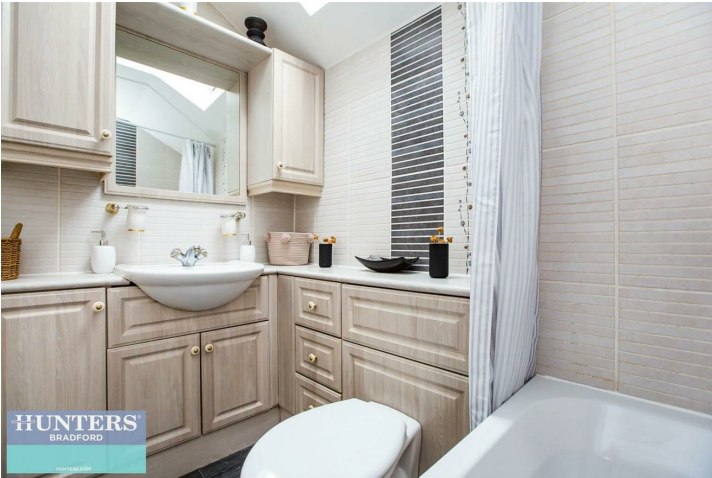
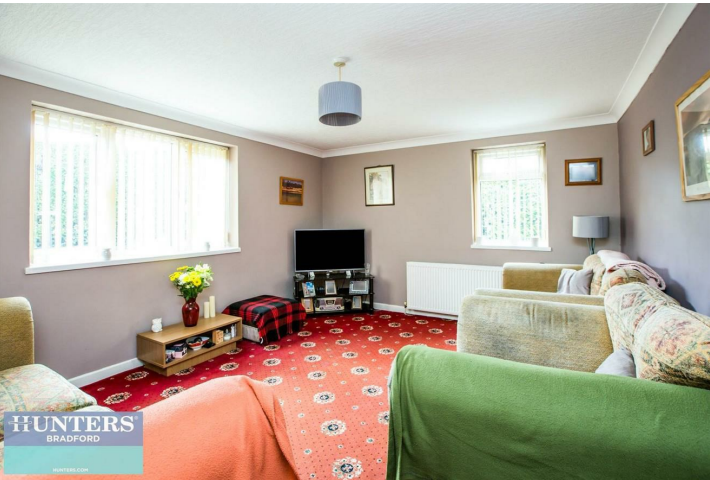
Outside, the property benefits from parking for two vehicles, with a garage, providing parking and ample storage / convenience. The well-maintained exterior complements the interior, creating a lovely first impression. There are two seating areas & lawn to enjoy the outdoor space. With privacy from the front hedgerow, this makes a great family space.

Close to amenities, schools, with transport links to Bradford town centre and the M62 motorway, making it an excellent choice for those looking to settle in Bradford. With a council tax band of C and an EPC rating of C, this property is not only comfortable but also energy efficient.

For those interested, a 360 virtual tour is available online, allowing you to explore this delightful home from the comfort of your own space. This property truly represents a wonderful opportunity for modern family living in a sought-after location.



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GROUND FLOOR

Hallway

Lounge  
15'4" x 12'2"

Dining Room  
13'6" x 10'2"

Kitchen

13'6" x 9'11"

Bedroom 3  
135'18" 787'4"

Shower Room  
5'9" x 3'10"

FIRST FLOOR

Landing

Bedroom 1  
16'9" x 15'3"

Bedroom 2  
16'9" x 13'5"

Bathroom

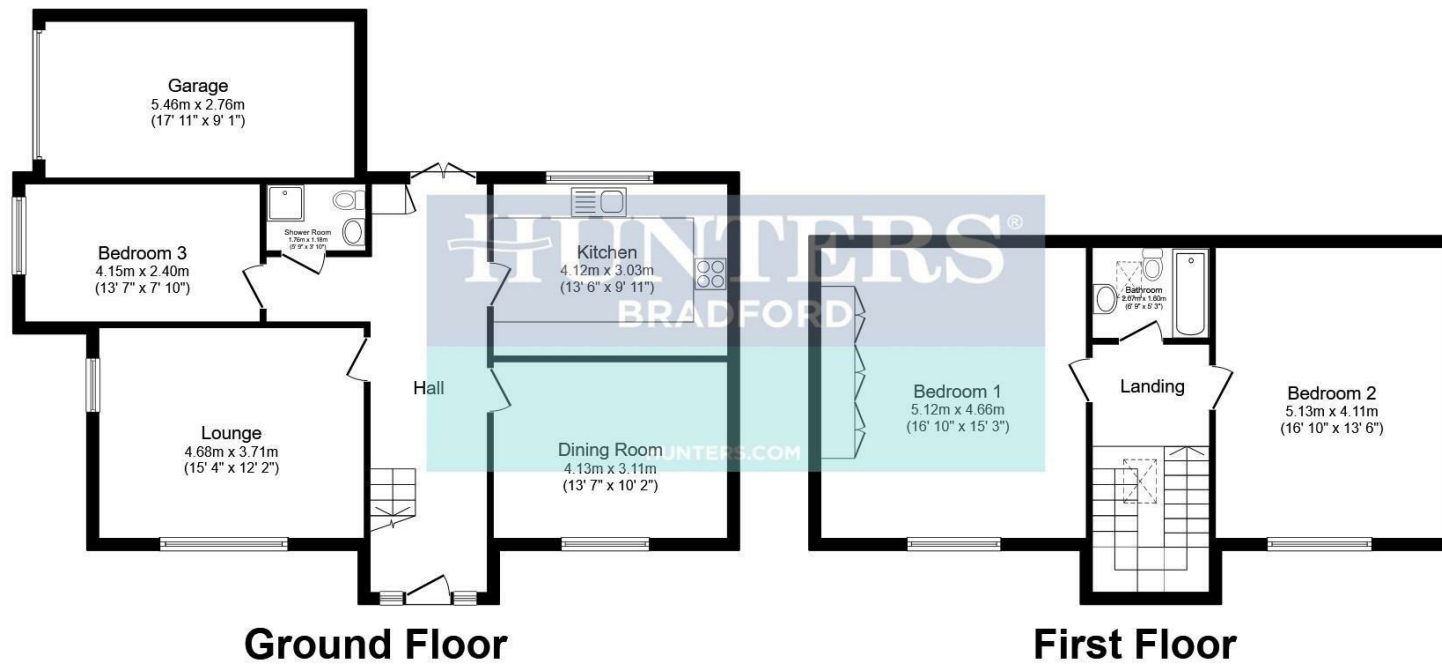
6'9" x 5'2"

EXTERNAL

Gardens

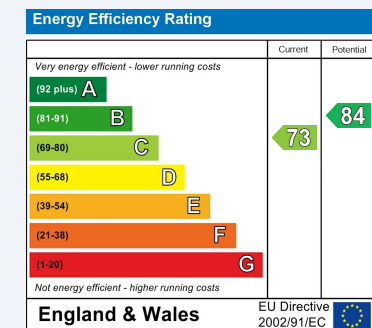
Garage  
17'10" x 9'0"





## 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.

### Viewings

Please contact [bradford@hunters.com](mailto: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.



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