



**Duchy Avenue, Bradford BD9 5NE**



**welcome to**

**Duchy Avenue, Bradford**

Residing on a larger than average size plot is this four bedroom, two reception room detached family home. Boasting a self contained annex with ample versatile accommodation. Driveway parking and a rear extensive size garden over two levels! uPVC DG & GCH. Energy : D



Residing on a larger than average size plot is this four bedroom, two reception room detached family home. Located in a highly regarded area of Heaton the property is ideal for the growing family. Accommodation over three floors, comprising: entrance hall, 21ft living room, dining room, kitchen, W.C and side porch. Staircase leads down to a second kitchen, shower room and bedroom (ideal self contained annexe) with a further three bedrooms to the first floor with three piece bathroom and additional W.C. Ample driveway parking with a single detached garage. The rear has an extensive rear garden tiered over two levels offering an excellent degree of privacy. uPVC double glazing & gas central heating throughout. Energy Rating: D

### Entrance Hall

### Living Room

21' 10" x 12' ( 6.65m x 3.66m )

### Dining Room

18' 6" x 10' 5" ( 5.64m x 3.17m )

### Kitchen

16' 5" x 7' 3" ( 5.00m x 2.21m )

### W.C

### Side Porch



### Lower Ground Floor (annexe)

### Living Kitchen

21' 11" x 11' 3" ( 6.68m x 3.43m )

### Bedroom Four

23' 2" x 9' 4" ( 7.06m x 2.84m )

### Shower Room

### Utility



### First Floor Landing

### Bedroom One

14' 10" x 11' 6" ( 4.52m x 3.51m )

### Bedroom Two

11' 11" x 8' 9" ( 3.63m x 2.67m )

### Bedroom Three

12' 3" x 10' 3" ( 3.73m x 3.12m )

### Bathroom

### W.C

### Exterior



Lower Ground Floor



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Duchy Avenue, Bradford

- Four bedroom detached
- Two reception rooms
- Self contained annexed
- Modern fixtures & fittings
- Driveway parking & garage

Tenure: Freehold EPC Rating: D

offers in excess of

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP110214 - 0004

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