



**Duchy Avenue, Bradford BD9 5ND**

***welcome to***

**Duchy Avenue, Bradford**

Sitting on a corner plot, we have a four bedroom and three reception room semi detached family home. Located in a highly regarded area of Heaton, the property is ideal for the growing family. The property offers spacious and versatile accommodation over three floors.





Sitting on a corner plot, we have a newly refurbished and immaculately presented, four bedroom and three reception room semi detached family home. Located in a highly regarded area of Heaton the property is ideal for the growing family. The property offers spacious and versatile accommodation over three floors. The property has undertaken a full renovation and electrical rewiring, and has been newly carpeted. The gas and plumbing has been updated and new double glazing throughout.

Internally, the property comprises of an entrance hallway, a spacious living room, dining room, kitchen and master bedroom with an en-suite. The first floor presents a further three bedrooms with a bathroom and separate WC, a further larger bedroom to the second floor. Externally, the property benefits from driveway parking, a single detached garage and a front, side and a generous sized rear garden with lawned and paved areas. Double glazing and central heating throughout.



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

## Entrance Hallway

## Living Room

17' x 14' 5" ( 5.18m x 4.39m )

## Dining Room

16' 5" x 11' 7" ( 5.00m x 3.53m )

## Kitchen

9' 6" x 8' 7" ( 2.90m x 2.62m )

## Reception Room

11' 8" x 11' 3" ( 3.56m x 3.43m )

## Wet Room

## WC

## Bedroom One

17' 4" x 14' 5" ( 5.28m x 4.39m )

## Bedroom Two

14' 6" x 14' 3" ( 4.42m x 4.34m )

## Bedroom Three

7' 6" x 6' 6" ( 2.29m x 1.98m )

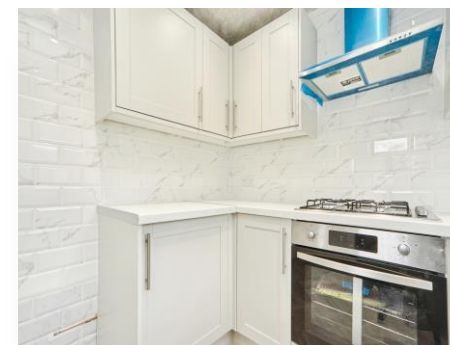
## Bathroom

## Wc

## Bedroom Four

14' 1" x 11' 1" ( 4.29m x 3.38m )

## Exterior



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welcome to

## Duchy Avenue, Bradford

- Newly refurbished and immaculately presented
- Four bedrooms & three reception rooms
- Driveway parking & garage
- Spacious and versatile accommodation
- Popular location

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers in the region of  
**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SHP110598 - 0005

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