



for sale
01535 289123
www.openhouseestateagents.co.uk

£259,995
Dukes Avenue
Bradford, BD6 1AY

PROPERTY SUMMARY

We are pleased to offer to the market this charming three-bedroom detached family home on the popular Dukes Avenue, Bradford. Offering a perfect blend of comfort and convenience, the property boasts a well-presented interior, making it an inviting space for families and individuals alike.

Upon entering, you will find a spacious reception room that serves as an ideal gathering place for family and friends. The layout of the home is thoughtfully designed, providing ample space for relaxation and entertainment. With three generously sized bedrooms, there is plenty of room for everyone, whether you are looking to create a peaceful retreat or a vibrant children's space.

The property features two well-appointed bathrooms, ensuring that morning routines run smoothly for the whole family. The modern fittings and fixtures add a touch of elegance, enhancing the overall appeal of the home.

Situated in a popular development, this residence is conveniently located close to local amenities, including shops, schools, and parks, making it an excellent choice for families seeking a vibrant community atmosphere.

This delightful home is not just a property; it is a place where memories can be made. With its attractive features and prime location, it presents a wonderful opportunity for those looking to settle in a welcoming neighbourhood. Do not miss the chance to make this lovely house your new home.

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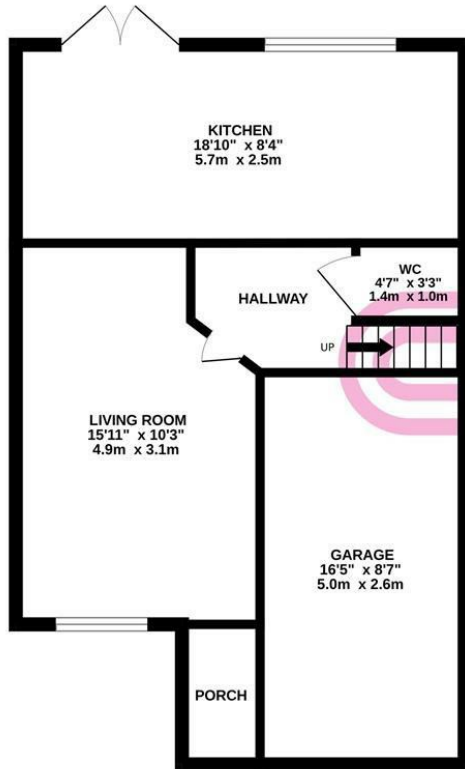




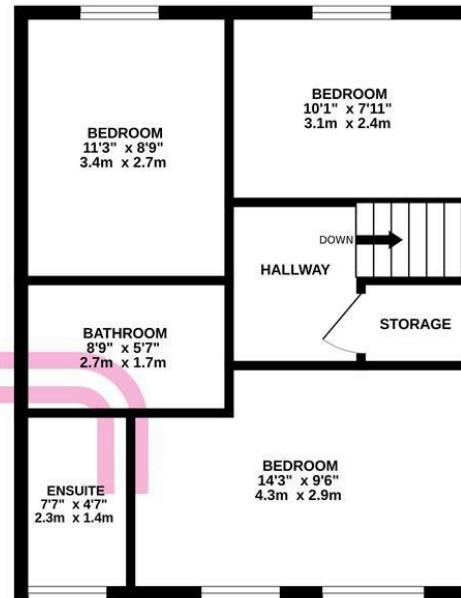




GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 984 sq.ft. (91.4 sq.m.) approx.

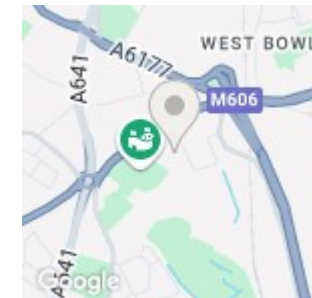
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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LOCAL AUTHORITY
Bradford Council

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 81 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements