



Sunny Bank Avenue, Bradford BD5 8NA

welcome to

Sunny Bank Avenue, Bradford

A fantastic opportunity to purchase a spacious four bedroom home in a popular location. This well-positioned property offers generous accommodation and is ideally located with great transport links.



Entrance Vesibule

With access from the side elevation.

Lounge

15' 3" into bay x 13' 9" into recess (4.65m into bay x 4.19m into recess)

With bay window to the front and stove gas fire.

Kitchen/Diner

23' 6" max x 13' 6" (7.16m max x 4.11m)

Spacious kitchen/ dining area with a range of base and wall units incorporating ceramic sink and work surfaces. Built in gas oven with window and door access to the rear.

Bedroom One

13' 10" x 12' 2" (4.22m x 3.71m)

With window to the front, built in storage and gas central heating radiator.

Bedroom Two

11' 9" x 7' 7" (3.58m x 2.31m)

With window to the rear, built in storage and gas central heating radiator.

Bedroom Three

7' 10" x 13' 2" (2.39m x 4.01m)

Located on the second floor with window to the rear and gas central heating radiator.

Occasional Bedroom Four

8' 4" x 7' 9" (2.54m x 2.36m)

This room could be used as occasional bedroom/ office space with velux window to the front.

Bathroom

Three piece suite comprises Jacuzzi bath with shower over, wash hand basin and WC. With window to the rear and gas central heating radiator.

Outside

To the outside there are well maintained garden areas to the front and rear.



view this property online williamhbrown.co.uk/Property/BDF116756



welcome to

Sunny Bank Avenue, Bradford

- Three/Four Bedroom
- Semi-detached
- Great Transport Links
- Well Presented Throughout
- Price £175,000

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£175,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116756



Property Ref:
BDF116756 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**
Incorporating
**Porter
Glenny**



01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6
1QN



williamhbrown.co.uk