





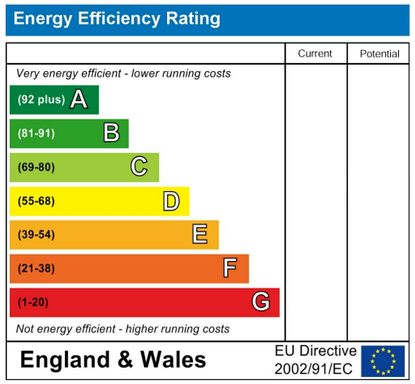

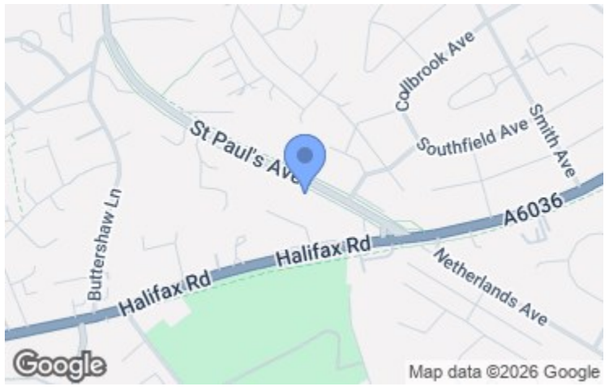

Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com

Directions

See mapping.

St. Pauls Avenue, Bradford, BD6 1SR

Price Guide £300,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

St. Pauls Avenue, Bradford, BD6 1SR

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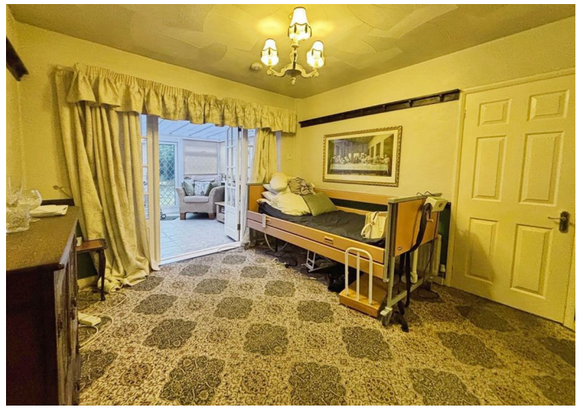
PRICE GUIDE £300,000 TO £325,000 *** No Onward Chain *** Two Reception Rooms And Conservatory *** Highly Desirable Location Close To Good Schools And Amenities *** Driveway And Garage *** Nestled in the highly desirable St. Pauls Avenue in Bradford, this spacious four-bedroom detached house presents an excellent opportunity for families seeking comfort and convenience. With a generous 990 square feet of living space, this property is being offered with no onward chain, allowing for a smooth transition into your new home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient ground floor shower room. The expansive lounge, complete with a charming gas fire, provides a perfect setting for relaxation. Adjacent to the lounge is a dining room that features double doors opening into a delightful conservatory, which in turn boasts French doors leading to the rear garden—ideal for entertaining or enjoying the outdoors.

The kitchen is fitted with modern wall and base units, an oven, a hob with an extractor hood, and space for appliances, making it a practical space for culinary enthusiasts. Ascending to the first floor, you will find four generously sized bedrooms, each equipped with fitted storage to maximise space. The family bathroom features a bath, a low-level WC, and a hand wash basin.

Outside, the property offers a driveway and a garage with an electric door, providing parking for up many vehicles. The enclosed south-facing garden at the rear is low maintenance and presents potential for extension STPP, allowing you to tailor the space to your needs.

This delightful home combines spacious living with a prime location, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the chance to make this wonderful property your own.















Fixtures & fittings
Spacious four bedroom detached house in highly desirable location being sold with no onward chain.

Rating authority
Borough Council Tax Band D

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold