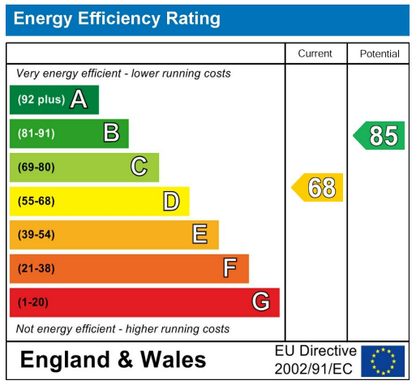
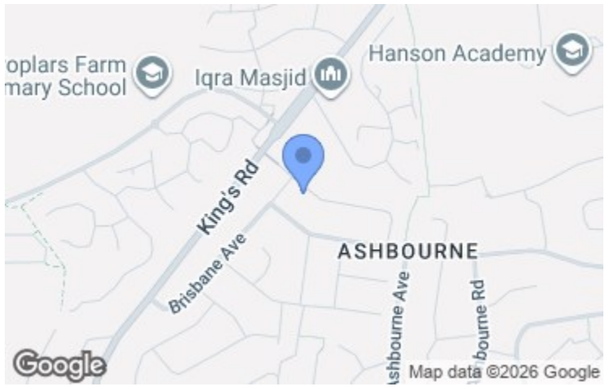
Botany Avenue, Bradford, BD2 1EU

£220,000





Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com

Directions

See Mapping

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@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.

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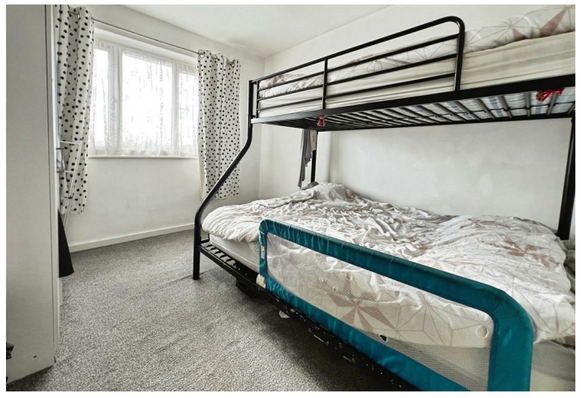
** 3 BEDROOMS ** DETACHED FAMILY HOME ** GENEROUS PLOT ** POTENTIAL TO EXTEND S.T.P.P. ** POPULAR RESIDENTIAL LOCATION ** IDEAL FOR FIRST TIME BUYERS/YOUNF FAMILIES ** A three-bedroom detached family home offers a wonderful opportunity for comfortable living. Set on a substantial plot within a popular residential area, the property boasts ample space both inside and out, with potential for extension subject to planning permission.

Upon entering, you are greeted by an entrance vestibule that leads into a spacious lounge, featuring laminate flooring and a large window that fills the room with natural light. The lounge seamlessly connects to a well-appointed dining kitchen at the rear of the house. This delightful space is perfect for family meals and entertaining, equipped with a range of wall and base units, plumbing for appliances, and a pantry cupboard. The kitchen also includes an electric oven, gas hob, and a sink with drainer, complemented by windows to the rear and a door that provide easy access to the rear garden.

The first floor comprises a landing with a drop-down ladder leading to a boarded loft, offering additional storage space. There are two generously sized double bedrooms, both adorned with neutral decor and windows that provide lovely views, one facing the front and the other the rear. A single bedroom, also with a front-facing window, completes the sleeping arrangements. The family bathroom is part-tiled and features a white three-piece suite, including a bath with a shower over, a w/c, and a wash hand basin.

Externally, the property is set within a generous enclosed plot, featuring a large driveway that provides off-street parking for multiple vehicles leading to a detached garage, used for further storage. This home is perfect for families seeking a peaceful yet convenient location, with the potential to create their dream space. Don't miss the chance to make this delightful property your own.



Fixtures & fittings

Rating authority
Borough Council Tax Band C

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

Tenure
Freehold