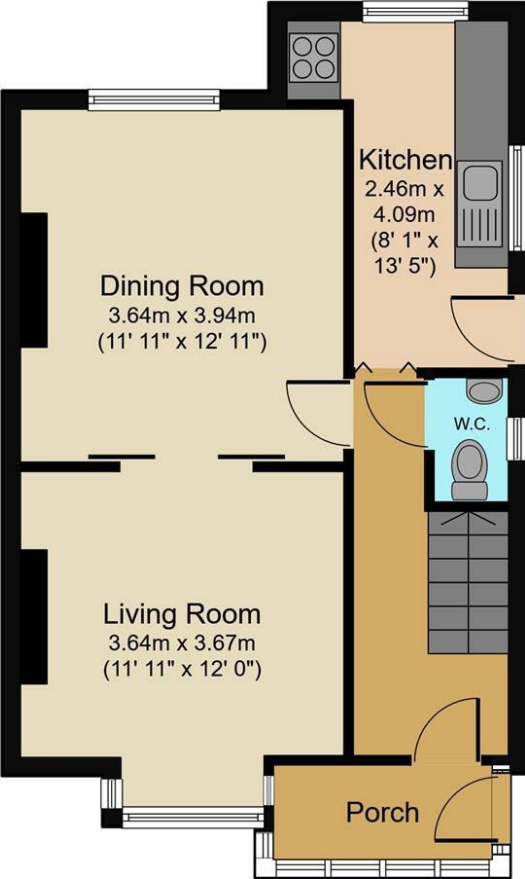
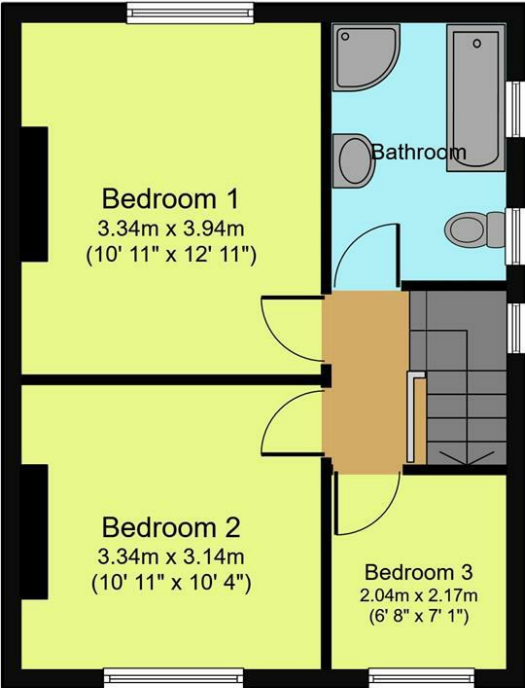




Ground Floor

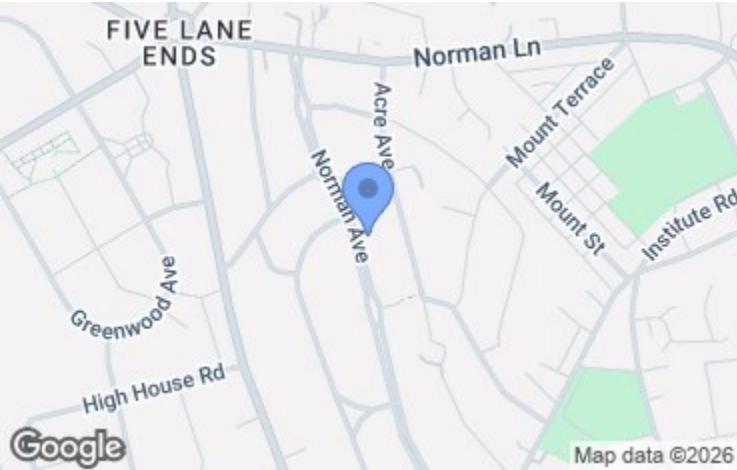


First Floor

Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	75
EU Directive 2002/91/EC		



Directions

See Mapping.



Viewing arrangements

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

Norman Avenue, Bradford, BD2 2LY
Offers In The Region Of £230,000

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.



Norman Avenue, Bradford, BD2 2LY

 2  3  1

**** 3 BEDROOMS ** 2 RECEPTION ROOMS**
**** POTENTIAL TO EXTEND S.T.P.P. ****
LARGE ENCLOSED REAR GARDEN **
DESIRABLE LOCATION ** NO ONWARD CHAIN **
A mature three-bedroom semi-detached family home ideal for first-time buyers and young families offered to the market with no onward chain!

Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient downstairs w/c and a built-in cloak cupboard. The well-appointed kitchen features a range of wall and base units, along with space and plumbing for a washing machine and fridge freezer, an integral electric oven and gas hob, a sink and drainer. The kitchen is finished with tiled walls, laminate flooring, a windows to side and rear, with a uPVC door to side elevation. The lounge, positioned at the front of the house, is a delightful space with a bay window and a gas fire, creating a warm and cosy atmosphere. Sliding doors lead into the dining room, which offers ample space for family gatherings, both featuring carpeted flooring and neutral decor.

The first floor landing features a loft hatch with a drop-down ladder, providing easy access to additional storage. Two generous double bedrooms come complete with fitted wardrobes, while a larger than average third bedroom includes a built-in storage cupboard. All bedrooms are tastefully decorated in neutral tones and feature carpeted flooring. The family bathroom is impressively spacious, equipped with a four-piece suite that includes a bath, separate shower cubicle, wash hand basin, and w/c.

Externally, the property boasts a well-maintained front garden laid to lawn, accompanied by mature garden borders and a driveway leading to a detached garage. The substantial rear garden offers a large lawn, flowerbeds, and mature gardens, presenting potential for extensions, subject to planning permission.

The property sits within less than half a mile of the Five Lane Ends Business Park, with excellent transport links and in the catchment for well-regarded schools.



Fixtures & fittings

Three Bedroom, Two Reception Room Semi-Detached Family Home Offered To The Market With No Onward Chain.

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 Home Wallace Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold