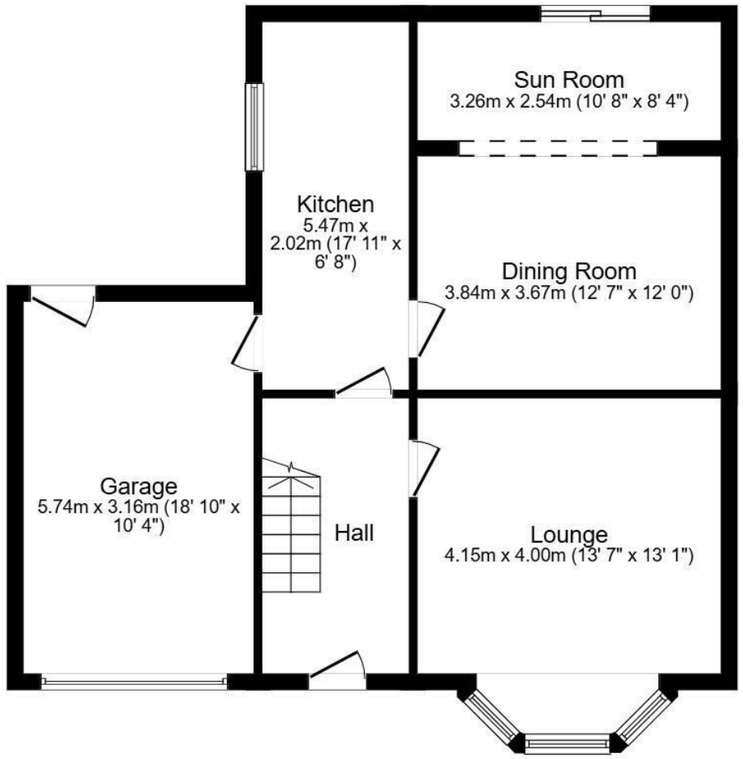
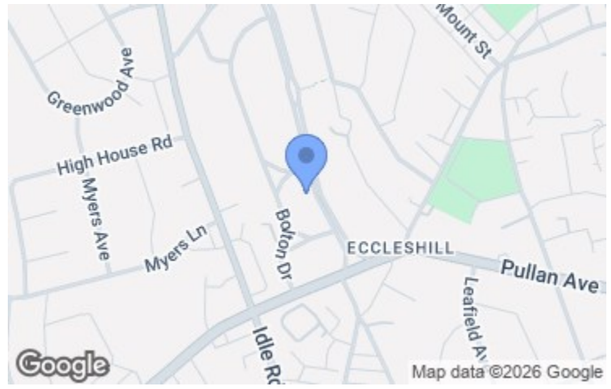
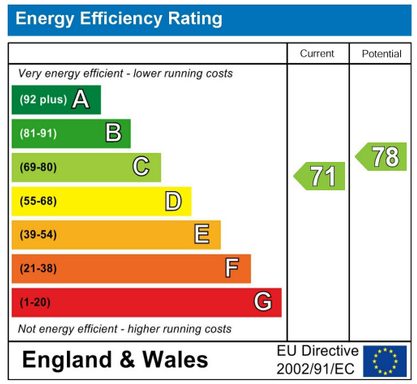






Viewing arrangements

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.







Norman Avenue, Bradford, BD2 2NG
Offers In The Region Of £265,000

Norman Avenue, Bradford, BD2 2NG

3 4 1

** 4 BEDROOMS ** DECEPTIVELY SPACIOUS ** 3 RECEPTION ROOMS ** ENCLOSED & SECLUDED REAR GARDEN ** IDEAL FAMILY HOME ** OFF-STREET PARKING & GARAGE ** A charming semi-detached family home with four well-proportioned bedrooms and three reception rooms, this home is deceptively spacious, providing ample room for growing families.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cosy lounge featuring a bay window and a modern wall mounted gas fire. The dining room, located at the rear, is enhanced by a multi-fuel burning stove and has been thoughtfully extended to include a sun room, creating an ideal space for family gatherings. The separate kitchen, also extended, is equipped with wall and base units, space for a Rangemaster-style gas cooker, and under-counter appliances including fridge and dishwasher. Additionally, a built-in pantry cupboard and access to the integral garage with an electric roller shutter add to the convenience of this well-designed space.

The first floor comprises a main double bedroom with a bay window, a second double bedroom with lovely garden views, and a generous single bedroom currently utilised as a home office, all rooms finished with neutral decor and carpeted flooring. The family bathroom features a four-piece suite including a bath, separate shower, wash hand basin and w/c. Ascending to the converted attic, you will find a versatile bedroom space, complete with a Velux window, perfect for guests or additional storage.

Externally, the property benefits from off-street parking and an enclosed front garden. The rear garden is a true highlight, offering a generous and private, south-facing outdoor space with a large lawn, a raised patio seating area, and mature flowerbeds, making it an ideal spot for outdoor entertaining or simply enjoying the tranquillity of your surroundings.

This delightful home is perfect for families seeking a blend of comfort, space, and a welcoming community atmosphere.















Fixtures & fittings
Immaculate 4 Bedroom Semi-Detached Family Home With Integral Garage & 3 Reception Rooms.

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

Tenure
Freehold