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Dean Beck Avenue, Bradford, West Yorkshire, BD6 1DE

- SEMI DETACHED PROPERTY
- SOUGHT AFTER LOCATION
- BRIGHT RECEPTION ROOM
- SUMMER ROOM LEADING TO THE GARDEN
- TWO BATHROOMS

- THREE WELL PROPORTIONED BEDROOMS
- DRIVE AND GARAGE
- OPEN PLAN KITCHEN AND DINING ROOM
- PROPERTY IS CHAIN FREE
- EPC RATING C - COUNCIL TAX BAND C

Offers In The Region Of £245,000

# Dean Beck Avenue, Bradford, West Yorkshire, BD6 1DE

Presented for sale is this neatly appointed semi-detached house, beautifully situated in a sought-after location and offering the perfect balance of comfort and convenience. The property boasts a neutrally decorated interior, providing a light and modern canvas ready for personal touches.

Upon entry, you are welcomed into a bright reception room ideal for both relaxing and entertaining guests. The highlight of the ground floor is the impressive open-plan kitchen and dining area, designed to facilitate easy family living and enjoyable mealtimes. This space seamlessly extends into a delightful summer room, offering the opportunity to enjoy garden views throughout the year.

Accommodation comprises three well-proportioned bedrooms, ensuring ample space for family members or guests. The home further benefits from two contemporary bathrooms, lending flexibility to busy households.

Externally, the property features a practical drive and garage, providing secure off-street parking and extra storage options. The location is especially convenient for commuters, with the M606 nearby offering excellent transport links.

This is a wonderful opportunity for purchasers seeking a stylish and functional home in a desirable area. Early viewing is recommended to fully appreciate all this property has to offer.

EPC RATING C - COUNCIL TAX BAND C



**GROUND FLOOR****Hallway****W/C****Kitchen Dining/Sun Room**  
23'2" x 20'1"**Lounge**  
15'10" x 10'11"**Bedroom Three**

8'11" x 7'11"

**FIRST FLOOR****Bedroom One**  
12'5" x 11'11"**Bedroom Two**  
11'10" x 11'9"**Family Bathroom**

7'6" x 6'3"

**GARAGE**  
22'3" x 9'2"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







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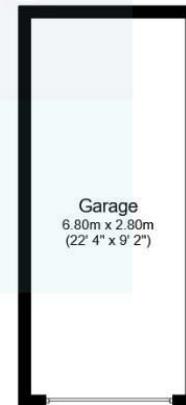
**Ground Floor**

Floor area 66.7 sq.m. (718 sq.ft.)



**First Floor**

Floor area 54.1 sq.m. (583 sq.ft.)

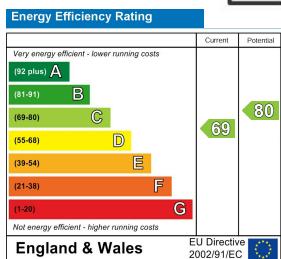


**Garage**

Floor area 19.0 sq.m.  
(205 sq.ft.)

**Total floor area: 139.9 sq.m. (1,506 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -  
01274 393955 [https://www.hunters.com](http://www.hunters.com)

