



## 179 Hunters Park Avenue, Clayton, Bradford, BD14 6EN

£245,000

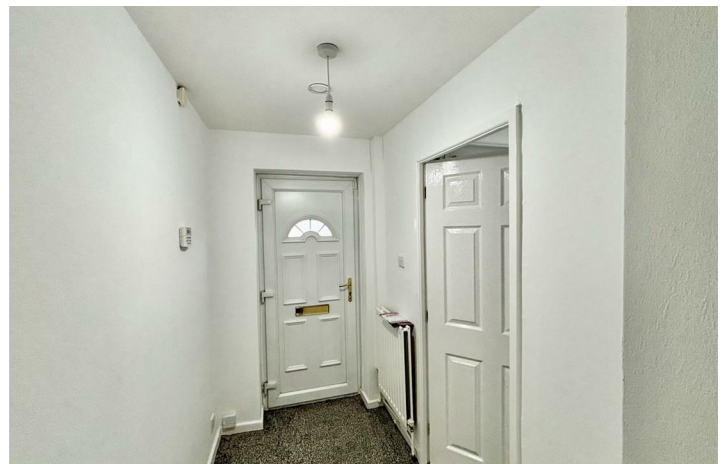
- THREE BEDROOM DETACHED
- NEW FLOORING & DECOR
- UPVC DOUBLE GLAZING
- DRIVEWAY FOR SEVERAL CARS
- GARDENS FRONT AND REAR
- WELL PRESENTED THROUGHOUT
- GAS CENTRAL HEATING
- SINGLE DETACHED GARAGE
- POPULAR LOCATION
- EARLY VIEWING ADVISED

# 179 Hunters Park Avenue, Bradford BD14 6EN

**\*\* THREE BEDROOM DETACHED \*\* RECENTLY REDECORATED & NEW FLOORING \*\* SET ON A GOOD-SIZED PLOT \*\* POPULAR CLAYTON LOCATION \*\*** Bronte Estates are pleased to offer for sale this ideal family home in the popular Hunters Park area of Clayton. Offering 'ready to move in' accommodation, ample off-road parking and a convenient location, close to local schools and amenities. Briefly comprising of: Entrance Hall, through Lounge & Dining Room. Kitchen, three first floor Bedrooms and a family Bathroom. Gardens front and rear, garage and driveway for several cars.



Council Tax Band: C



### **Entrance Hall**

Stairs lead off to the first floor and a door to the lounge. Central heating radiator.

### **Lounge**

14'2 x 12'2

Bay window to the front elevation, fireplace, archway to the dining room and a central heating radiator.

### **Dining Room**

11'6 x 7'6

Open-plan with the lounge, window to the rear elevation and a central heating radiator.

### **Kitchen**

11'6 x 7'4

Fitted with a range of base and wall units, laminated working surfaces and splash-back wall tiling. Stainless steel sink and drainer, integrated electric oven and hob, plus plumbing for a washing machine. There is a useful store cupboard/pantry, window to the side elevation and a door to the rear garden. Central heating boiler and a radiator.

### **First Floor Landing**

12'6 x 5'11

Window to the side elevation, access to the loft space and an airing cupboard. Doors off to all bedrooms and the bathroom.

### **Bedroom One**

14'11 x 9'1

Window to the front elevation and a central heating radiator.

### **Bedroom Two**

11'0 x 8'5

Window to the rear elevation and a central heating radiator.

### **Bedroom Three**

7'7 x 6'0

Window to the front elevation and a central heating radiator.

### **Bathroom**

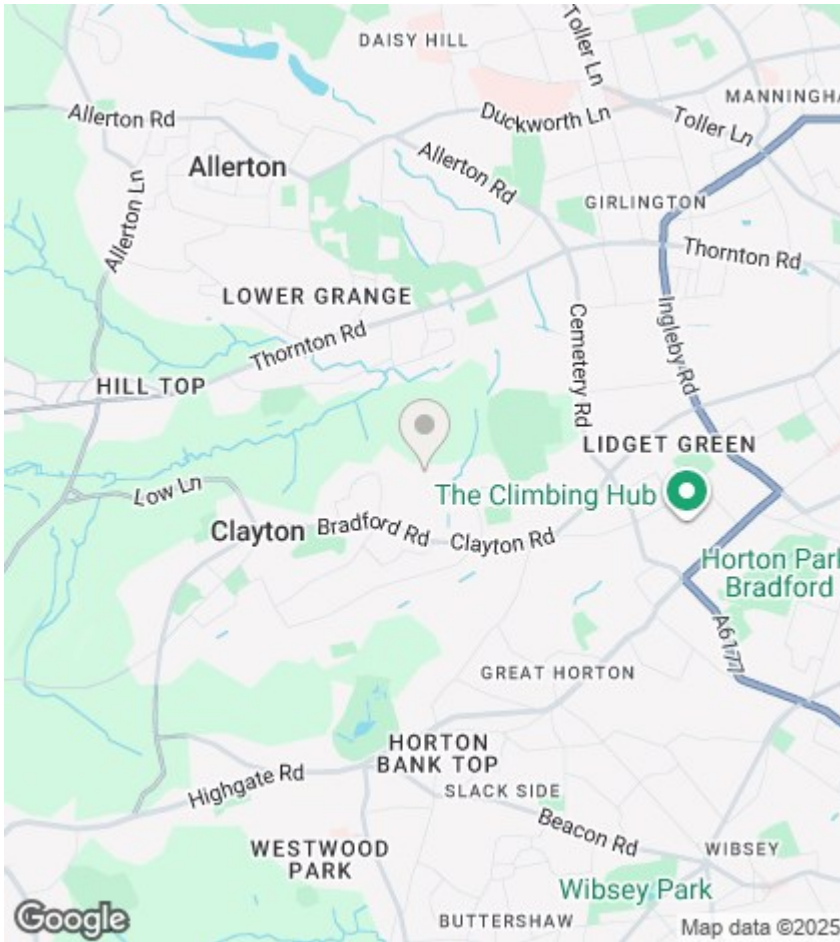
A white three piece bathroom suite comprising of a panelled bath with electric shower over, pedestal washbasin and a low flush WC. Window to the rear elevation and a central heating radiator.

### **External**

To the front of the property is an open plan lawn with shrubs and a driveway that runs down the side of the house. To the rear is a paved area, lawn and a detached single garage.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	