



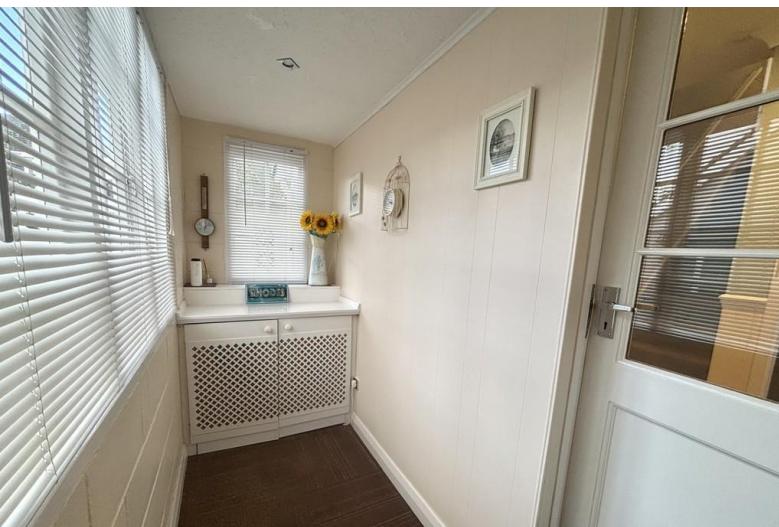
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## 23 Harcourt Avenue

- THREE BEDROOM SEMI DETACHED HOUSE
- GARAGE & OFF ROAD PARKING
- WELL MAINTAINED FRONT AND REAR GARDEN
- POPULAR LOCATION

**Offers In Region Of £230,000**

EPC Rating 'TBC'





## Property Description

### DESCRIPTION

Welcome to this beautifully presented 3-bedroom semi-detached home, offering generous living space, breath-taking views, and a highly sought-after location perfect for families or those seeking a peaceful yet well-connected lifestyle. Combining comfort, space, and style, this home is perfect for growing families or anyone looking to settle in a welcoming community with all the benefits of countryside views and urban convenience.

### ENTRANCE PORCH

10' 69" x 3' 72" (4.8m x 2.74m) Step into a bright and welcoming entrance porch, finished in neutral tones to suit any style. This practical space offers ample room for coats, shoes, and everyday essentials, keeping the main living area clutter-free. A secure internal door leads directly into the heart of the home, creating a smooth and inviting transition indoors.

### LIVING ROOM

13' 44" x 15' 73" (5.08m x 6.43m) The generously



sized living room offers a comfortable and versatile space for relaxing or entertaining. A large front-facing window fills the room with natural light, enhancing the neutral décor that creates a calm and welcoming atmosphere. A stylish gas fireplace serves as a cosy focal point, adding warmth and character to this inviting family space.



#### KITCHEN/DINER

10' 09" x 15' 76" (3.28m x 6.5m) This well-proportioned kitchen/diner is perfect for family living and entertaining. The kitchen area features a mix of wall and base units, providing ample storage and workspace, with a rear-facing window offering views of the garden. The space benefits from French doors that open directly onto the rear garden, allowing for plenty of natural light and a seamless indoor-outdoor flow. The flooring is thoughtfully zoned, with wooden flooring in the kitchen area and carpet in the dining space, creating a warm and practical layout. The generous dining area easily accommodates a full-size family table, making it ideal for mealtimes or social gatherings. Additionally, a separate pantry offers extra storage for kitchen essentials, helping to keep the space organised and functional. Additionally, a separate pantry offers extra storage for kitchen essentials, helping to keep the space organised and functional.



#### HALLWAY

9' 31" x 5' 98" (3.53m x 4.01m) The light-filled hallway provides a welcoming entry point to the first floor, offering access to all bedrooms and the family bathroom. Finished in neutral tones, it enhances the sense of space and brightness throughout. The hallway also features convenient access to the fully boarded loft, complete with a pull-down ladder, offering excellent additional storage or potential for further use (subject to planning).



#### BEDROOM ONE

13' 49" x 9' 68" (5.21m x 4.47m) Bedroom One is beautifully decorated in soft, neutral tones, creating a calm and relaxing retreat. A rear-facing window allows for plenty of natural light, while the neutral carpet adds warmth and comfort underfoot. The room also benefits from wall-to-wall fitted mirrored wardrobes, offering generous storage and enhancing the sense of space and light.

#### BEDROOM TWO

9' 9" x 67' 0" (29.18m x 20.42m) Bedroom Two is a versatile space, perfect for use as a study, home office, or guest room. A front-facing window brings in plenty of natural light, making it a bright and inviting area to work or relax. The room would also be an ideal space to create a walk-in wardrobe, offering excellent storage and keeping the main space free from clutter.



### BEDROOM THREE

6' 37" x 9' 69" (2.77m x 4.5m) Bedroom Three is a generously sized room, ideal as a bedroom, nursery, or additional workspace. A front-facing window frames stunning views, bringing in natural light and a sense of openness. Finished in neutral tones, the space is ready to move into and easily adapted to suit your personal style.

### BATHROOM

5' 90" x 5' 96" (3.81m x 3.96m) The family bathroom is finished in neutral tones with fully tiled walls, offering a clean and contemporary look. It features a classic three-piece suite, including a WC, hand wash basin, and a bath with overhead shower. A side-facing window provides natural light and ventilation, completing this functional and well-maintained space.

### EXTERIOR

The exterior of the property is both attractive and functional, starting with a lawned front garden that includes space for plants and flowers, adding curb appeal and a welcoming feel. To the side, a private driveway offers off-road parking for up to three cars, leading to a detached garage that provides excellent additional storage or workshop space. The rear garden is a true highlight part lawned and part flagged, it has been lovingly maintained and is perfect for relaxing or entertaining. Surrounded by mature flowerbeds, the garden also features a greenhouse, a tranquil pond, and even apple and pear trees, making it an ideal outdoor space for gardening enthusiasts or families to enjoy.



### DIRECTIONS:



### PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor



as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.



**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

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