



**Sunny Bank Avenue, Bradford BD5 8NA**

**welcome to**

**Sunny Bank Avenue, Bradford**

A fantastic opportunity to purchase a spacious four bedroom home in a popular location. This well-positioned property offers generous accommodation and is ideally located with great transport links.



### **Entrance Vesibule**

With access from the side elevation.

### **Lounge**

15' 3" into bay x 13' 9" into recess ( 4.65m into bay x 4.19m into recess )

With bay window to the front and stove gas fire.

### **Kitchen/Diner**

23' 6" max x 13' 6" ( 7.16m max x 4.11m )

Spacious kitchen/ dining area with a range of base and wall units incorporating ceramic sink and work surfaces. Built in gas oven with window and door access to the rear.

### **Bedroom One**

13' 10" x 12' 2" ( 4.22m x 3.71m )

With window to the front, built in storage and gas central heating radiator.

### **Bedroom Two**

11' 9" x 7' 7" ( 3.58m x 2.31m )

With window to the rear, built in storage and gas central heating radiator.

### **Bedroom Three**

7' 10" x 13' 2" ( 2.39m x 4.01m )

Located on the second floor with window to the rear and gas central heating radiator.

### **Occasional Bedroom Four**

8' 4" x 7' 9" ( 2.54m x 2.36m )

This room could be used as occasional bedroom/ office space with velux window to the front.

### **Bathroom**

Three piece suite comprises Jacuzzi bath with shower over, wash hand basin and WC. With window to the rear and gas central heating radiator.

### **Outside**

To the outside there are well maintained garden areas to the front and rear.



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## Sunny Bank Avenue, Bradford

- Three/Four Bedroom
- Semi-detached
- Great Transport Links
- Well Presented Throughout
- Price £170,000

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

# £170,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BDF116756 - 0004

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william h brown



**01274 693138**



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



**williamhbrown.co.uk**