

Acre Avenue BD2

Approximate Gross Internal Area = 97.4 sq m / 1048 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		78
	56	



Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com

Directions

See Mapping.

Acre Avenue, Bradford, West Yorkshire BD2 2LN
Offers In The Region Of £200,000

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.

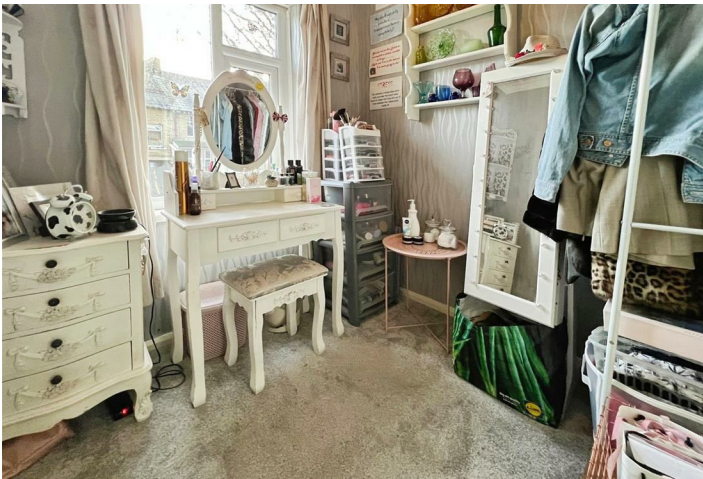
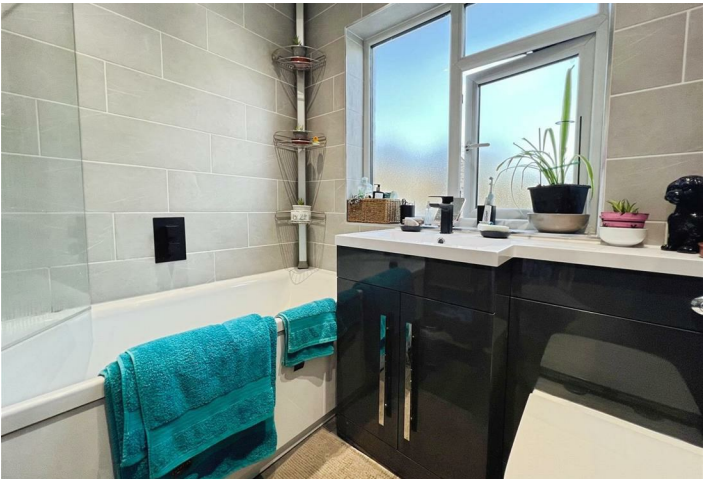


**** 3 BEDROOM SEMI-DETACHED ****
OCCASIONAL LOFT ROOM ** POPULAR RESIDENTIAL LOCATION ** IDEAL FIRST TIME BUYER HOME ** EXCELLENT TRANSPORT LINKS ** CLOSE TO LOCAL AMENITIES ** This charming three-bedroom semi-detached family home presents an excellent opportunity for first-time buyers, young professionals, and families alike.

The property boasts a welcoming entrance hall with laminate flooring that leads into a spacious through lounge diner featuring a double glazed window to front, double doors leading to the conservatory extension, laminate flooring, gas fireplace and gas central heating. The separate kitchen is well-equipped with a range of wall and base units comprising an integral electric oven with gas hob and extractor fan over, a sink and drainer, window to side and gas central heating with access to the conservatory. The conservatory extension provides additional living space leading out to the rear garden, also including plumbing and space for a fridge freezer, washing machine and tumble dryer.

On the first floor, you will find two generously sized double bedrooms, alongside a single bedroom currently utilised as a dressing room, all equipped with carpeted flooring, gas central heating radiators and double glazing. The modern family bathroom is tastefully designed including a white three piece suite with the bath including a dual shower head and contrasting black taps and heated towel rail. A staircase leads to an occasional loft room, which can serve as a versatile space for various uses, whether it be a study, playroom, or additional storage including gas central heating and a Velux window.

Externally, the property features gated off-street parking, accommodating multiple vehicles, along with a detached garage that is currently used for storage. The enclosed rear garden, complete with an artificial grass lawn and a walled surround, provides a safe and low-maintenance outdoor space for children to play or for hosting summer gatherings.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Semi-Detached Family Home With Ample Off-Street Parking, Detached Garage & Occasional Attic Room.

Rating authority
Borough Council Tax Band C

Services

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Tenure
Freehold