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1 Reevy Avenue, Bradford, BD6 3ED

£190,000

- Two double bedrooms
- Modern family bathroom
- Open-plan kitchen/diner
- Private enclosed rear garden
- Cosy living room with wood burner
- Off-road parking & development potential

8 The Old Barn, Denholme Gate Road, Halifax, West Yorkshire, HX3 8JQ
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A well-presented property offering spacious and versatile accommodation arranged over two floors, with a good-sized kitchen/dining room, two double bedrooms, private gardens and off-road parking. The property also benefits from useful outside space to the side, which may offer potential for an extension, subject to the necessary planning permissions.

Entrance Hall
Accessed via a UPVC front door, the entrance hall features attractive period-style vinyl flooring and a staircase rising to the first floor. A door leads through to the living room.

Living Room
A comfortable reception room featuring attractive wooden flooring and a fireplace with a wood-burning stove, wooden mantel and tiled surround. UPVC double-glazed windows provide views over the garden, while a door leads through to the kitchen/dining room.

Kitchen/Dining Room
A spacious and practical open-plan kitchen and dining area, fitted with a range of floor-mounted storage units with laminate worktops and metro-style brick tiled splashbacks.
The kitchen benefits from an integrated dishwasher, oven and four-ring gas hob, together with space for a fridge/freezer. A useful breakfast bar provides informal seating, while there is ample room for a family dining table and chairs.
A UPVC double-glazed window overlooks the rear of the property, and a UPVC door provides access to the side garden. The room also benefits from useful understairs storage and a pantry cupboard.

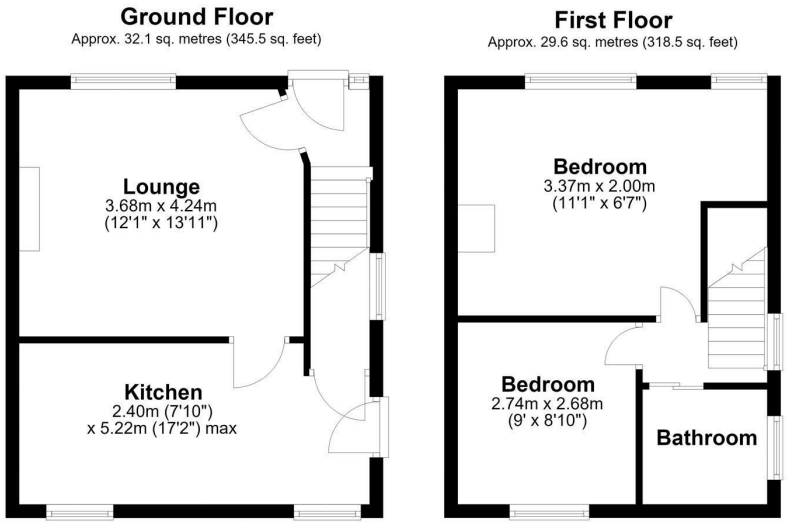
First Floor Landing
The first-floor landing features carpeted flooring, a privacy-style window allowing natural light into the space, and doors leading to both bedrooms and the family bathroom.

Bedroom One
A spacious double bedroom with carpeted flooring and fitted wardrobes providing useful storage. A UPVC double-glazed window overlooks the front of the property.

Bedroom Two
A further good-sized double bedroom featuring carpeted flooring and a UPVC double-glazed window overlooking the rear of the property.

Bathroom
The modern bathroom comprises a bath with sliding shower screen, vanity-style wash hand basin with useful storage beneath and a chrome waterfall mixer tap, together with a low-level flush WC.The room features laminate flooring, tiled areas and a frosted UPVC double-glazed window.

Outside
To the front of the property is a level lawned garden, together with a gated driveway providing off-road parking for one vehicle.
The rear offers a private and enclosed garden with a lawned area, together with a useful hardstanding area to the side. This space could potentially provide an opportunity for an extension or further development, subject to obtaining the necessary planning permissions.
The garden also benefits from a useful storage shed and a raised decking area, providing an attractive sun terrace and an ideal space for outdoor seating and entertaining.



Total area: approx. 61.7 sq. metres (664.0 sq. feet)

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

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