



**Avenue Road, BRADFORD BD5 8DB**



**welcome to**

**Avenue Road, BRADFORD**

This well-presented three-bedroom house on Avenue Road, Bradford, BD5, is on the market for £220,000. It features a downstairs shower room, an upstairs bathroom, a conservatory, and a rear extension, with spacious rooms throughout.



### **Lounge**

11' 5" x 11' 5" into bay window ( 3.48m x 3.48m into bay window )

With window to the front and gas central heating radiator.

### **Kitchen/Dining Room**

16' 6" x 10' 3" ( 5.03m x 3.12m )

With doorway access to lounge and conservatory.

Fitted kitchen with a range of wall and base units.

Open plan living into dining room.

### **Conservatory**

11' 6" x 10' 9" ( 3.51m x 3.28m )

With windows to the side and doorways providing access to the playroom.

### **Playroom**

14' 8" x 6' 10" into recess ( 4.47m x 2.08m into recess )

With access to the downstairs shower room. And gas central heating radiator. Located off conservatory in back garden.

### **Bedroom One**

11' 5" x 10' 6" ( 3.48m x 3.20m )

With window to the front and gas central heating radiator.

### **Bedroom Two**

9' 10" into reccess x 7' 4" ( 3.00m into reccess x 2.24m )

With window to the rear and gas central heating radiator.

### **Bedroom Three**

7' 3" x 5' 5" ( 2.21m x 1.65m )

With window to the front and gas central heating radiator.

### **Bathroom**

Fitted bathroom comprising of panel bath, wash hand basin and W/C.

### **Outside**

Private enclosed front and rear good sized gardens.



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## Avenue Road, BRADFORD

- Well-presented throughout
- Conservatory
- Three bedrooms
- Shower room and bathroom
- £220,000

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

offers over  
**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BDF116854 - 0004

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