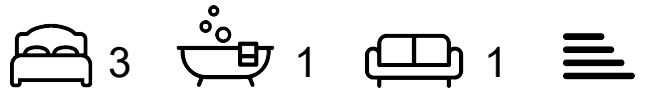




## Warton Avenue

Bradford, BD4 6JG

Offers In The Region Of £280,000



Welcome to this beautifully renovated semi-detached house located on Warton Avenue in Bradford. This charming property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The house features a open plan reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

The modern kitchen and bathroom have been completed to a high standard, ensuring both style and functionality. The kitchen is equipped with contemporary fittings, making it a delightful space for culinary enthusiasts. Additionally, the property includes a utility room, adding convenience to your daily routines.

One of the standout features of this home is the low-maintenance garden, which is perfect for entertaining. The garden room offers a versatile space that can be used for various purposes, whether it be a home office, playroom, or simply a tranquil retreat. The front and rear gardens enhance the outdoor appeal, providing ample space for outdoor activities.

For those with multiple vehicles, the drive accommodates several cars, ensuring parking is never a concern. The property is also equipped with keyless entry and an EV charger, catering to modern living needs and



## GROUND FLOOR

Hallway

Utility

Kitchen/ Lounge/ Diner 11'4" x 22'0" (3.47 x 6.73)

## FIRST FLOOR

Bedroom One 7'4" x 10'9" (2.24 x 3.29)

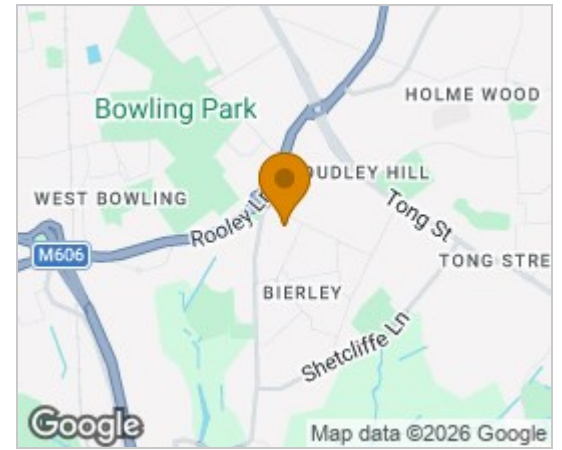
Bedroom Two 6'7" x 10'5" (2.02 x 3.18)

Bedroom Three 6'10" x 7'3" (2.10 x 2.23)

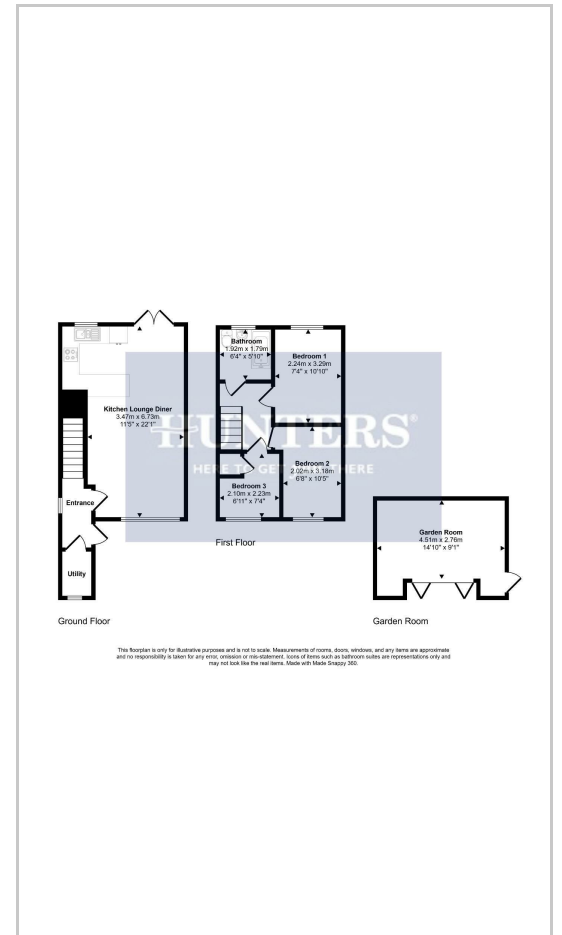
Family Bathroom 6'3" x 5'10" (1.92 x 1.79)

GARDEN ROOM 14'9" x 9'0" (4.51 x 2.76)

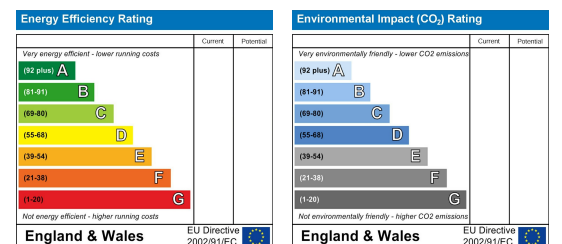
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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