



14 Mavis Street, Bradford, BD3 9DR
Asking Price £125,000

Offered to the market is this well-presented THREE DOUBLE BEDROOM PROPERTY located in Bradford - BD3 with local amenities and schools nearby. Set over three floors with three double bedrooms, an open-plan living room and under-floor heating, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising; dining/living room, kitchen, two first floor double bedrooms, house bathroom and second floor double bedroom.

Externally the property has a low-maintenance gated garden to the front of the property and a larger garden to the rear with access from the kitchen.

The property has been modernised to a good standard by the current owner and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Lounge



Spacious dining lounge to the front of the property with open-entrance through to the kitchen. With under-floor heating, new flooring, and ample space for a large suite with a dining area.

Kitchen



Kitchen to the rear of the property with access to the garden and an accompanying storage closet. Fitted with a good range of contemporary units with complementary worktops and tiled splashbacks. Appliances - five-burner gas hob with extractor, oven/grill, microwave, sink with drainer. Space, power and plumbing for a washing machine as seen.

FIRST FLOOR

Bedroom



Good-sized first floor double bedroom with a view to the rear of the property. Offering ample space for a large bed with side tables and wardrobes.

Bedroom



Second double bedroom, with a view to the rear of the property. Offering ample space for a double bed with side tables and wardrobes.

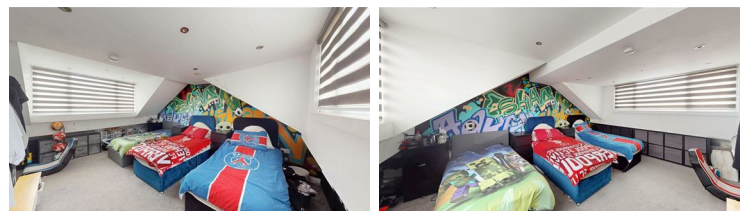
Bathroom



Recently fitted house bathroom with frosted window to the front of the property. With floor tiling, splashbacks, and a luxurious three-piece suite - bath with rain shower fitting, wash basin, WC and towel rail.

SECOND FLOOR

Bedroom



Large bedroom to the second floor with dual-dormer view to the front and rear. Offering ample space for multiple beds with wardrobes, or to be used a large master bedroom.

EXTERNAL




Front

Low-maintenance gated garden to the front of the property.

Rear

Garden to the rear of the property with access from the kitchen. Offering ideal space for this family home, with direct access to the rear access street.

Energy Efficiency Rating		
	Current	Potential
Vary 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		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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