

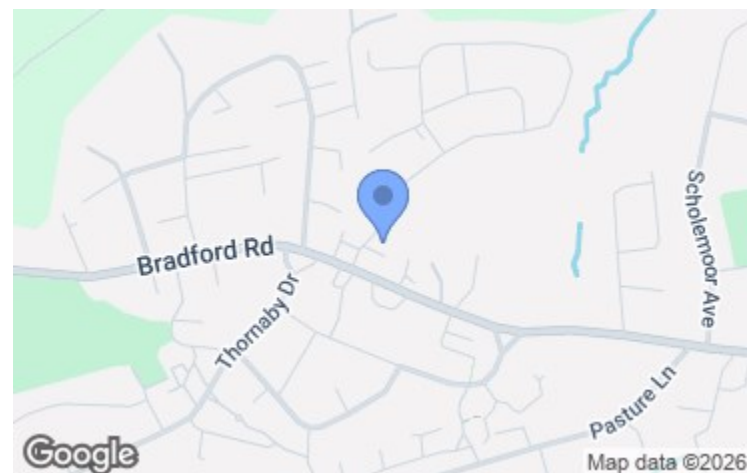
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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		64	83
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com



Directions

See mapping.



Hunters Park Avenue, Bradford, BD14 6EG
Offers In Excess Of £140,000

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.



No Onward Chain *** Two Double Bedrooms
*** Walking Distance To Local Schools Shops
And Amenities *** Off Road Parking For Two
Vehicles *** Generous Gardens. Located in the
highly sought-after area of Hunters Park
Avenue in Clayton, Bradford, this well-
presented two-bedroom end terrace house is an
excellent opportunity for both first-time buyers
and those looking to downsize. The property is
being sold with no onward chain, allowing for a
smooth transition into your new home.

Upon entering, you are greeted by a spacious
reception room that offers a lovely view of the
rear garden, creating a warm and inviting
atmosphere. The kitchen is well-equipped with
fitted wall and base units, an integrated fridge,
an oven, and a gas hob with an extractor hood
above. Additionally, there is a large under-stairs
storage cupboard, providing ample space for
your belongings.

Upstairs, you will find two generously sized
double bedrooms, one of which features fitted
wardrobes, ensuring plenty of storage for your

clothing and personal items. The family
bathroom is conveniently located and includes a
bath, a low-level WC, and a hand wash basin,
catering to all your needs.

Outside, the property boasts a driveway that
accommodates two vehicles, making parking
hassle-free. The generous low-maintenance
gardens present an excellent opportunity for
outdoor enjoyment and even potential for
extension, should you wish to expand your
living space in the future.



Fixtures & fittings Well presented two bedroom end terrace house in desirable location being sold with no onward chain.	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.
Rating authority Borough Council Tax Band B	Tenure Freehold