



59 Ferrand Avenue, Bradford, BD4 6LG

NO CHAIN: Well appointed SEMI DETACHED, situated in this sought after area. With 3 BEDROOMS, making it an ideal FAMILY HOME. Walking distance to local Primary School and has GARDENS, PARKING AND GARAGE/WORKSHOP. Not to be missed.

The accommodation comprises: Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms & Showerroom.

Asking Price £159,000

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ENTRANCE HALL Front porch

ENTRANCE HALL Entrance Hall with built in cupboard

LOUNGE 15' x 12'2" max (4.57m x 3.7m max)

Feature fireplace with gas fire

DINING ROOM/SITTING ROOM 9'9" x 9' (2.97m x 2.74m)

KITCHEN 10'1" x 9'6" (3.07m x 2.9m)

Well equipped kitchen with range of wall and base units and sink bowl, built in oven and hob.

BEDROOM 1 11'4" x 8'5" (3.45m x 2.57m)

Fitted mirrored wardrobes

BEDROOM 2 11'9" x 11'3" (3.58m x 3.43m)

Built in cupboard

BEDROOM 3 8'5" x 8'2" (2.57m x 2.5m)

SHOWER ROOM Corner shower with fully tiled walls

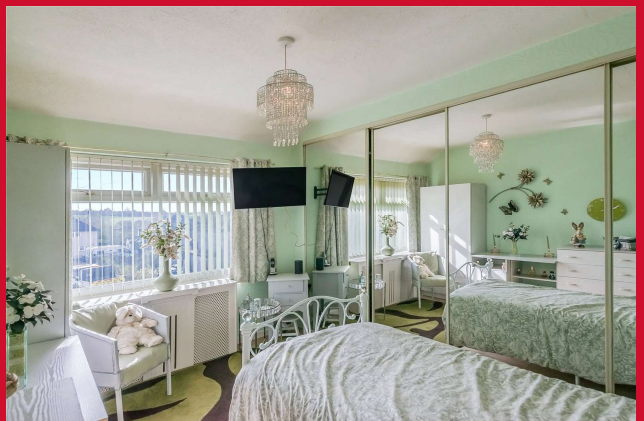
EXTERIOR Driveway, garage (Limited access) Landscaped gardens to back and front

COUNCIL TAX Bradford Council

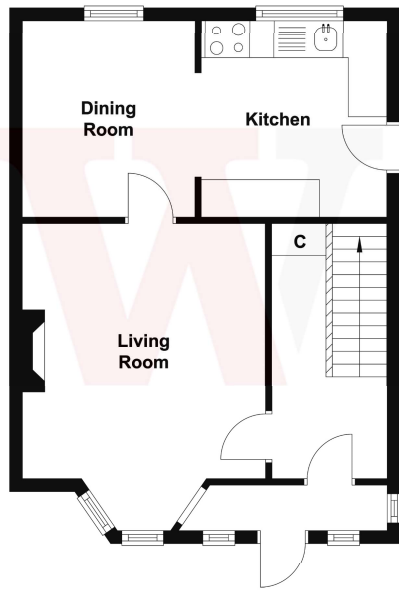
Band A

TENURE Freehold

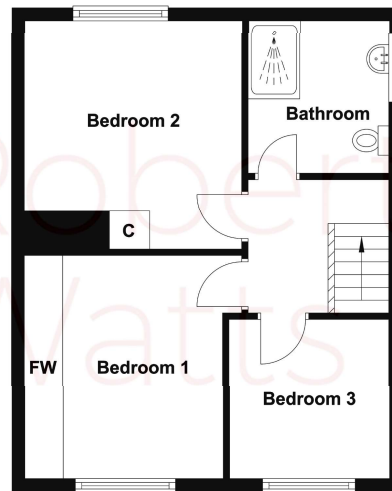
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	