



## 17 Perth Avenue, Bradford, BD2 1EE

EXTENDED SEMI-DETACHED currently providing FOUR DOUBLE BEDROOM accommodation. With MULTIPLE RECEPTION ROOMS and TWO BATH / SHOWER ROOMS this fine example is likely to appeal to family buyers, the BLOCK PAVED parking and PLEASANT REAR GARDEN further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £280,000

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## **COUNCIL TAX Bradford**

Band B with improvement indicator

**TENURE** Freehold

## **ENTRANCE HALL**

### **LOUNGE 17'4" x 12'4" (5.28m x 3.76m)**

Open to dining room

### **DINING ROOM 17'5" x 8'4" (5.3m x 2.54m)**

Patio doors

### **SITTING ROOM 16'1" x 8'6" (4.9m x 2.6m)**

### **FORMER GARAGE 16'8" x 7'8" (5.08m x 2.34m)**

Multi purpose room

### **KITCHEN 14'2" x 7'5" (4.32m x 2.26m)**

Selection of wall and base units, worktops with breakfast bar, stainless steel sink unit, built in oven, 5 ring hob and extractor. Integrated dishwasher and fridge. Ground floor W.C off.

**FIRST FLOOR LANDING** Access to loft part boarded

### **BEDROOM ONE 11'4" x 8'2" (3.45m x 2.5m)**

Fitted bedroom furniture

### **BEDROOM TWO 10'4" x 9'8" (3.15m x 2.95m)**

Built in wardrobe

### **BEDROOM THREE 14'4" x 7'6" max (4.37m x 2.29m max)**

Fitted wardrobe

### **EXTENDED BEDROOM 11' 7'9" (3.35m)**

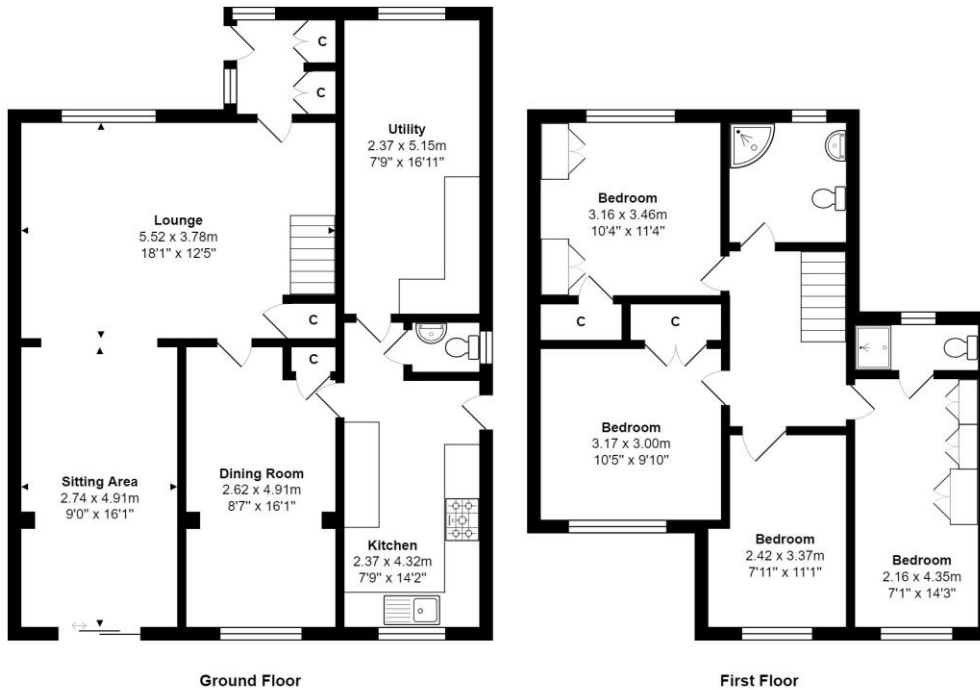
**BATHROOM** Three piece white suite with fully tiled walls

**OUTSIDE** Off road parking to front and very pleasant garden to rear

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.

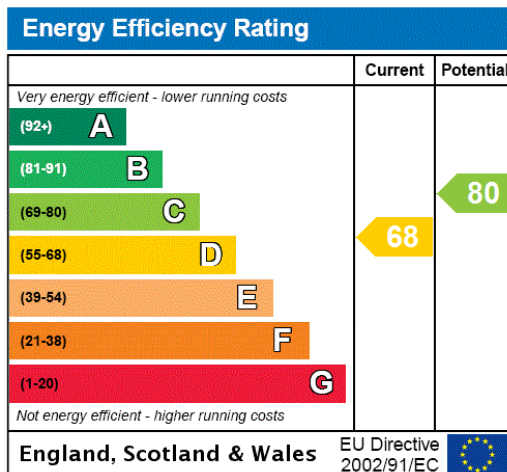






Total Area: 133.1 m<sup>2</sup> ... 1433 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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