



23 Billets Avenue, Bradford, BD2 3FD

Modern DETACHED forming part of the ever popular, award winning The Bridleways development in BD2 by Barratt Homes. Built around two years ago this "Chester" style includes the premium kitchen option and is further enhanced by a quality landscaped rear garden costing around £25,000. Rest assured this 4 bedroom home will appeal to a variety of buyers, especially those looking to avoid the usual snagging that is associated with new builds. Contact Robert Watts to arrange YOUR VIEWING TODAY.

£330,000

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COUNCIL TAX Bradford

Band D

TENURE Freehold

ENTRANCE HALL Useful downstairs store, guest WC off

LIVING ROOM 16'4" x 10'4" (4.98m x 3.15m)

KITCHEN / DINER 18'1" x 13'5" (5.5m x 4.1m)

premium kitchen option including wall and base units. worktops, breakfast bar - useful store closet , patio doors to rear garden

LANDING Useful store closet, access to loft space

BEDROOM 1 11'9" x 8'9" (3.58m x 2.67m)

Built in wardrobes

EN-SUITE SHOWER ROOM Shower cubicle, WC, washbasin

BEDROOM 2 9'7" x 9'2" (2.92m x 2.8m)

BEDROOM 3 8'7" x 7'1" (2.62m x 2.16m)

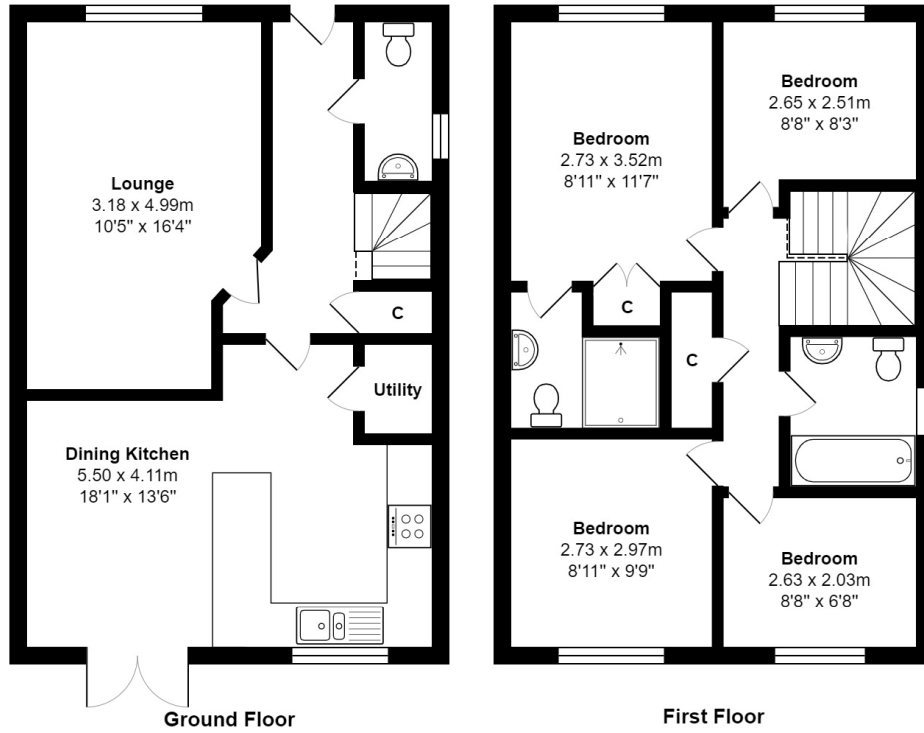
BEDROOM 4 8'6" x 6'2" (2.6m x 1.88m)

BATHROOM Three piece suite, over bath shower and screen

OUTSIDE Enclosed front garden, drive to garage , impressive landscaped rear garden costing around £25,000 and including ample paved patio with porcelain tiles, pergola and separate area artificial turf area

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: 93.5 m² ... 1006 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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