



53 Park Avenue, Thackley, Bradford, BD10 0RJ

Part stone semi-detached – Understandably sought after part of Thackley, arguably the premier avenue! Currently providing THREE BEDROOM , TWO RECEPTION ROOM accommodation. In need of some updating which offers new owners an opportunity to make their own Mark and add value. This fine example is further enhanced by: KITCHEN EXTENSION, BOILER INSTALLED IN 2021, BLOCK PAVED DRIVE, GARAGE and PLEASANT GARDENS. Contact Robert Watts to arrange YOUR VIEWING today.

£230,000

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COUNCIL TAX Bradford

Band B - with improvement indicator

TENURE Freehold

ENTRANCE HALL Useful store cupboard

LIVING ROOM 15'4" x 12'8" (4.67m x 3.86m)

Sliding doors lead to dining room

DINING ROOM 9'9" x 9'4" (2.97m x 2.84m)

Useful understairs store (housing boiler - installed in 2021) - open to kitchen extension

KITCHEN EXTENSION 8'9" x 7'6" (2.67m x 2.29m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine

LANDING Access to loft

BEDROOM 1 12' x 9'4" (3.66m x 2.84m)

BEDROOM 2 10'6" (3.2) x 5' (1.52) plus robes

Fitted wardrobes

BEDROOM 3 6'8" x 5'7" (2.03m x 1.7m)

BATHROOM Four piece suite comprising: bath, shower cubicle, wash basin and WC - tiled walls and tiled floor

OUTSIDE Block paved drive to garage, pleasant gardens front and 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	56	
(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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