



## 46 Briggs Avenue, Bradford, BD6 3AS

\*\*\* GOOD SIZE FAMILY HOME \*\*\* POPULAR RESIDENTIAL LOCATION \*\* POTENTIAL TO CREATE ADDITIONAL LIVING SPACE (subject to permissions). Viewing is strongly advised for this INNER TOWN HOUSE briefly comprising: Entrance Hall, lounge, DINING KITCHEN, THREE FIRST FLOOR BEDROOMS and family bathroom. Externally is a hard standing area to the front for off road parking and good size gardens to the rear. Situated just off Moore Avenue and within the Wibsey Village making it ideal for many of the village amenities, shops, schools and commute to the city centre. Viewing advised

Offers in excess of £165,000

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## **ENTRANCE HALL**

Stairs to first floor

## **LOUNGE 11' x 9'7" (3.35m x 2.92m)**

Good size lounge with bay and feature fireplace

## **DINING KITCHEN 14'2" x 12'3" (4.32m x 3.73m)**

Modern fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Space for under counter appliances, pantry area off and laminate flooring

## **FIRST FLOOR**

Landing area with loft access

## **BEDROOM ONE 11'1" x 13'2" (3.38m x 4.01m)**

## **BEDROOM TWO 12'1" x 9'6" (3.68m x 2.9m)**

## **BEDROOM THREE 6'10" x 12'3" max (2.08m x 3.73m max)**

## **BATHROOM**

Three piece suite with shower over bath and screen. Part tiled walls and large store cupboard

## **OUTSIDE**

Good size gardens to rear with paved seating area, lawns and shed. Garden to the front with hard standing area for off road parking

## **FURTHER INFORMATION**

Council Tax - Band B

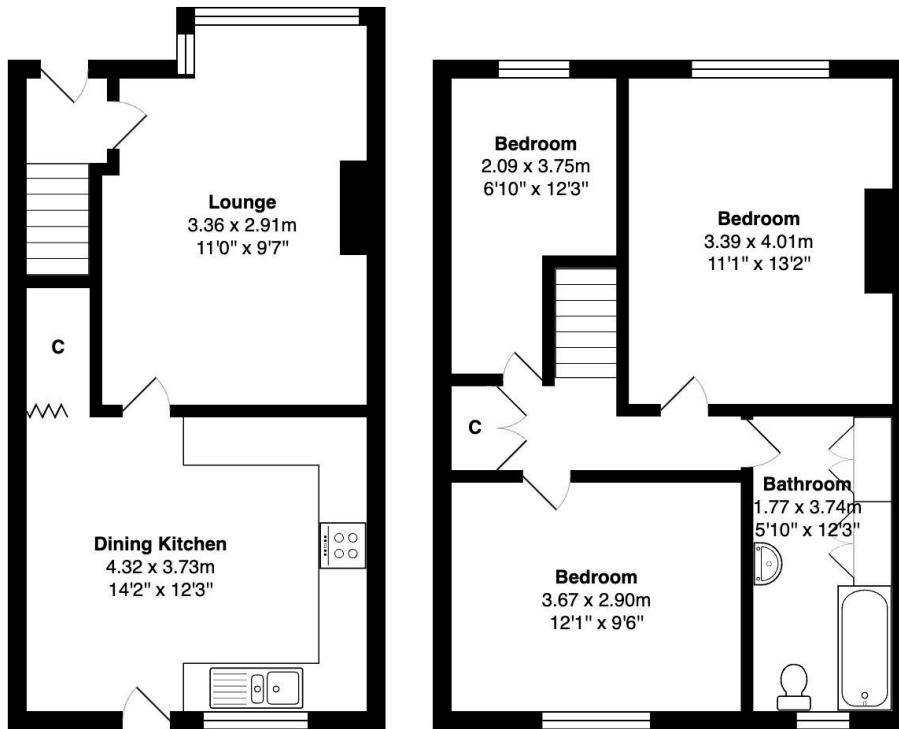
Tenure - Freehold

**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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**

**Total Area: 81.1 m<sup>2</sup> ... 873 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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