



36 Dukes Avenue, Bradford, West Yorkshire, BD6 1AY

IDEAL FIRST TIME BUY ** WELL PRESENTED THROUGHOUT ** Offered for sale is this lovely STARTER HOME ideal for first time purchasers/young families. Set out over THREE FLOORS is this SEMI DETACHED offering THREE BEDROOM accommodation being further enhanced with open living area leading to a larger than expected rear garden, ideal for entertaining, GCH DG and parking. Situated within this recent Persimmon Homes development, which is well placed for many of the local amenities including shops, schools and transport links to Bradford/Halifax and the motorway network. A detailed inspection is highly advised.

£167,500

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

[arla | propertymark](#) [naea | propertymark](#)

36 Dukes Avenue, Bradford, West Yorkshire, BD6 1AY

ENTRANCE HALLWAY

Stairs to first floor

CLOAKROOM

Off from lounge. Sink and W.C

OPEN PLAN LIVING AREA 22'3" max x 12'1" (6.78m max x 3.68m)

Tastefully decorated with patio doors leading to rear garden

KITCHEN

Selection of wall and base units and worktops incorporating breakfast bar. Oven, hob and extractor, integrated fridge freezer and plumbing for washer

BEDROOM TWO 12'3" x 8' (3.73m x 2.44m)

SECOND FLOOR BEDROOM ONE 15'7" x 8'11" (4.75m x 2.72m)

Two Velux windows and useful store cupboard

BEDROOM THREE 10'10" x 7'9" max (3.3m x 2.36m max)

'L' shaped

BATHROOM

Three piece family bathroom, shower over bath and screen. Majority tiled walls

OUTSIDE

Parking for two cars top the front, outside tap and electric point. Larger than expected gardens to the rear with paved seating area, Astro Turf and raised composite deck area

FURTHER INFORMATION

Council Tax - Band B

Tenure - Leasehold

PLEASE NOTE

The leasehold can be purchased to make the property a freehold. Please ask for more details

LEASEHOLD DISCLAIMER

N.B. Our client has advised us that this property is leasehold, this information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent may be payable. Please contact the office for any further details.

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.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	82	
(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	

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark