



## 30 Dean Beck Avenue, Bradford, BD6 1DE

**\*\* PRESENTED TO A HIGH STANDARD \*\* STUNNING POPULAR STYLE OF SEMI DETACHED \*\*** Viewing is an absolute **MUST** for this 'Robinson built' family home which offer spacious accommodation throughout.

Having undergone a vast amount of works over recent years the property briefly comprises: Entrance hallway with cloakroom and open stairs to first floor, TWO large reception rooms, well equipped kitchen and CONSERVATORY. THREE DOUBLE BEDROOMS and house bathroom. Externally are well tended gardens to the front and rear with block paved driveway, allowing parking for several cars. Situated within this highly sought part of BD6 which is on the doorstep of the Motorway Network M606/M62 and close to many amenities and schools.

**Offers Over £279,950**

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://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](#)

# 30 Dean Beck Avenue, Bradford, BD6 1DE

## **SIDE ENTRANCE HALL**

Welcoming with laminate flooring, understair store cupboard and cloakroom off

## **GUEST CLOAKROOM**

Sink and W.C

## **LOUNGE 11'11" x 14'11" (3.63m x 4.55m)**

Good size reception room with feature stone fireplace. Solid oak flooring flooring and opening through to the dining room

## **DINING ROOM 11'8" x 9'2" (3.56m x 2.8m)**

Solid oak flooring and patio door leading to the conservatory

## **CONSERVATORY 11'8" x 12'7" (3.56m x 3.84m)**

Family room with solid roof overlooking the gardens, a perfect all year round room

## **KITCHEN 8'10" x 12'2" (2.7m x 3.7m)**

Modern fitted kitchen with a selection of wall and base units finished in high gloss. Wokrtops with tiled splash back, oven, hob and extractor. Plumbing for washer and space for appliances

## **FIRST FLOOR**

### **BEDROOM ONE 10'8" x 15'1" (3.25m x 4.6m)**

Plenty of fitted wardrobes and a great size master bedroom

### **BEDROOM TWO 11'8" x 8'3" (3.56m x 2.51m)**

Good size second bedroom

### **BEDROOM THREE 10' x 7'10" (3.05m x 2.4m)**

Another good size bedroom which can fit a double bed

### **SHOWER ROOM 8'11" x 6' (2.72m x 1.83m)**

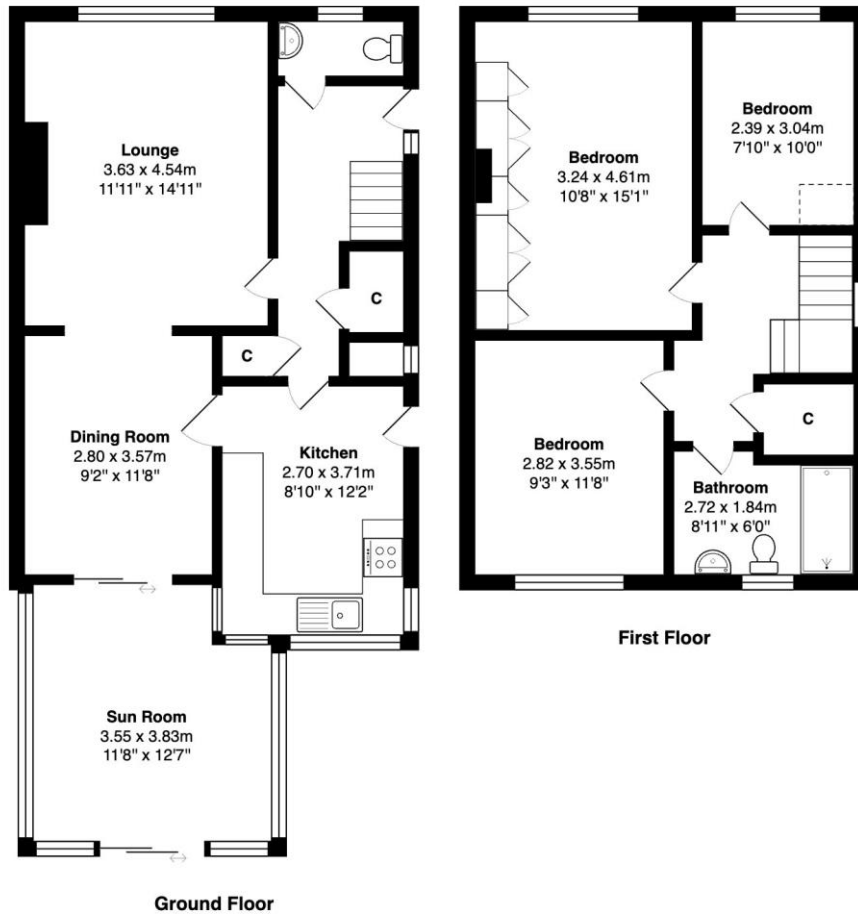
Modern shower room with large walk in shower, vanity style sink and W.C

## **OUTSIDE**

Well tended gardens to the front, mainly laid to lawn with borders. Block paved driveway allowing parking for several cars. Decked seating area to the rear and garden, lawned over two levels. Double electric socket, outside tap and external up and down lighting to front and side elevations. A great space for family entertainment

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: 109.5 m<sup>2</sup> ... 1178 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+)	A		
(81-91)	B		82
(69-80)	C	69	
(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	

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

RWEstateAgents 
 @robertwatts\_

arla | propertymark    naea | propertymark