



35 Loweswater Avenue, Woodside, Bradford, BD6 2TZ

**** BUILDERS PART EXCHANGE ** IDEAL FOR THOSE LOOKING TO GET ON THE LADDER **** Well presented throughout is this MODERN DETACHED PROPERTY briefly comprising: entrance hall, lounge leading through to modern dining kitchen, THREE BEDROOMS and contemporary bathroom. Externally are pleasant gardens to front and rear with driveway. Well placed for many amenities within the BD6, Woodside area, ideal for commute to Halifax and Bathroom plus good public transport links. **BOOK YOUR VIEWING TODAY**

£187,500

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ENTRANCE HALL

Stairs to first floor

LOUNGE 15'3" x 10'4" (4.65m x 3.15m)

Understair cupboard and opening through to the dining kitchen

DINING KITCHEN

Lovely dining kitchen with modern wall and base units, worktops, double eye level oven, induction hob and extractor. Plumbing for washer and space for slimline dishwasher. A good space for entertaining with patio doors leading to the rear garden

FIRST FLOOR

BEDROOM ONE 13'1" x 7'11" (4m x 2.41m)

Fitted Wardrobes

BEDROOM TWO 12'6" x 7'6" (3.8m x 2.29m)

BEDROOM THREE 5'8" x 9'2" (1.73m x 2.8m)

BATHROOM

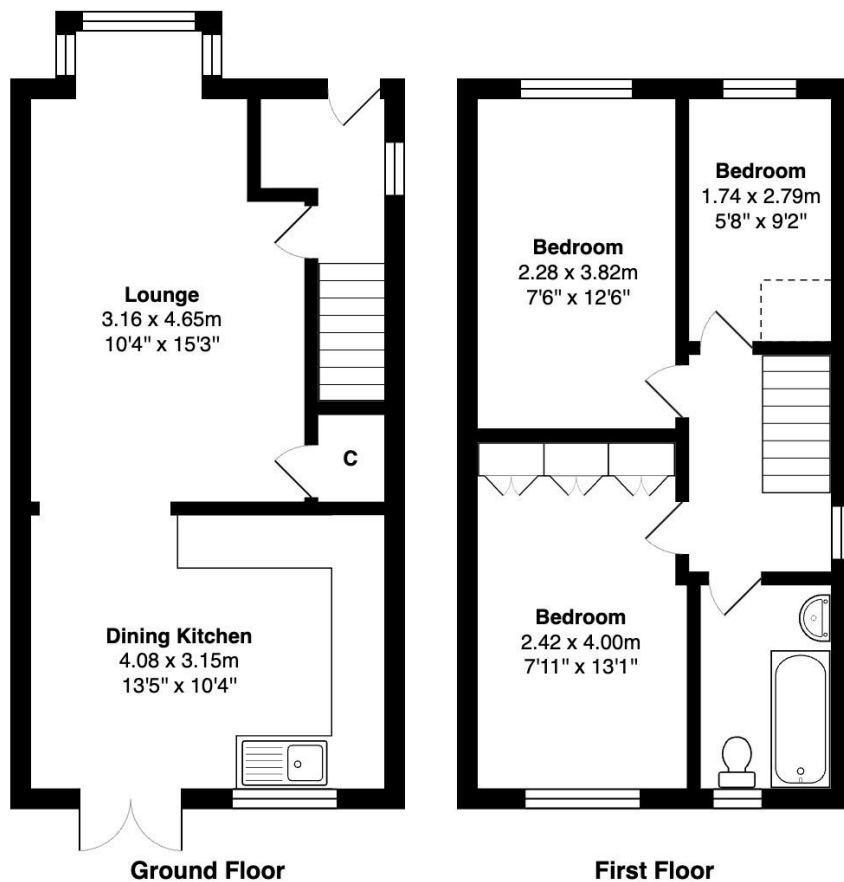
Three piece suite with twin shower heads over bath with screen, vanity style sink and W.C. Panelled walls

OUTSIDE

Patio area to the front. Driveway to the side leading to a good size rear garden with patio and decked seating. Lawn area with bedding borders

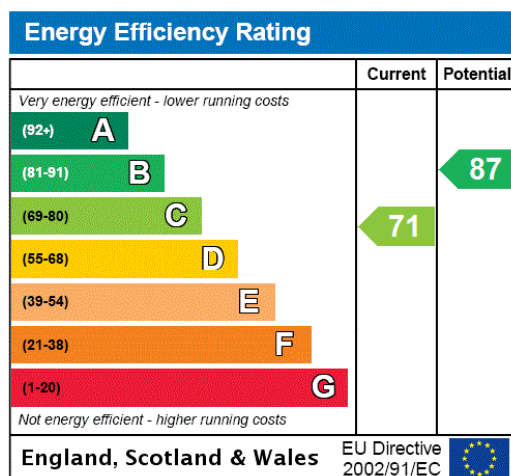
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 66.1 m² ... 711 ft²

All measurements are approximate and for display purposes only



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