



35 Loweswater Avenue, Woodside, Bradford, BD6 2TZ

**** OFFERED WITH NO CHAIN ** BEAUTIFULLY PRESENTED THROUGHOUT ** VIEWING IS STRONGLY ADVISED **** This MODERN DETACHED PROPERTY cannot fail to impress. 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 Bradford plus good public transport links. **BOOK YOUR VIEWING TODAY**

£195,000

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ENTRANCE HALL

Recently fitted composite door and stairs leading to the first floor.

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

Under stair cupboard and opens through to the dining kitchen

DINING KITCHEN 13'5" x 10'4" (4.1m x 3.15m)

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 dish washer. A good space for entertaining with patio doors leading to rear garden

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 scree. Vanity style sink, W.C and panelled walls

OUTSIDE

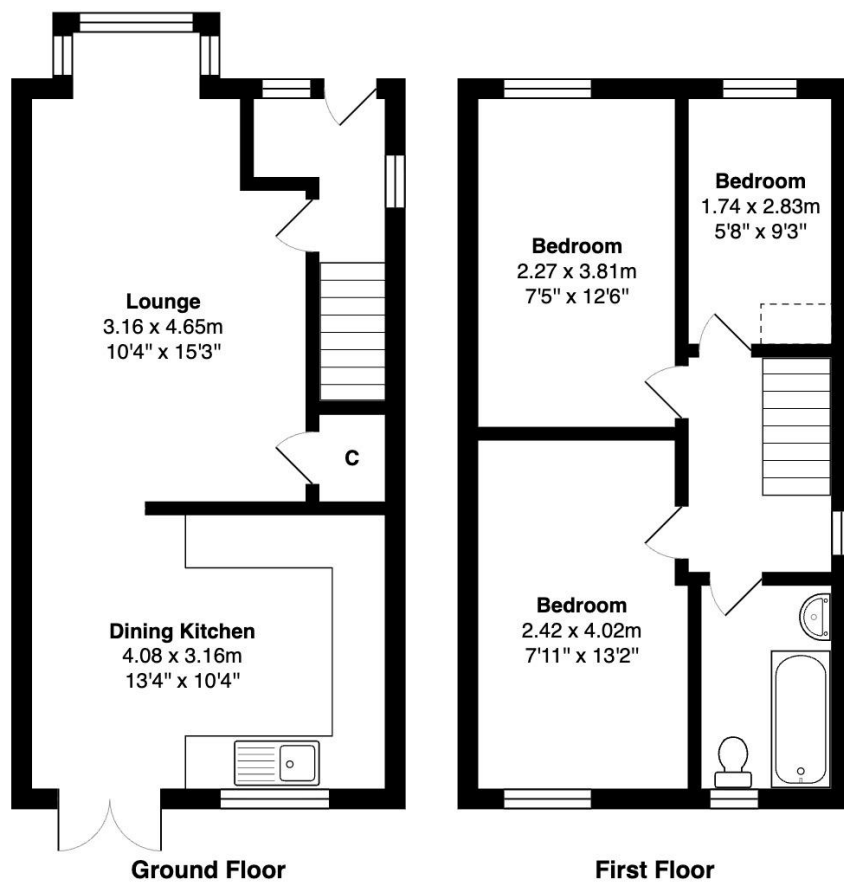
Pleasant gardens to rear ideal for entertaining with decked seating area, patio and lawns with rockery and garden shed. Low maintenance gardens to the front and driveway to the side

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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: 66.0 m² ... 711 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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