



## 40 Eastbury Avenue, Bradford, BD6 3PL

**\*\* OFFERED WITH NO CHAIN \*\* LARGE GARDENS TO THE REAR \*\* GREAT FIRST TIME PURCHASE/YOUNG FAMILY HOME \*\*** Viewing is strongly advised for this popular style of SEMI DETACHED with three bedrooms, lounge and kitchen. It benefits further from GCH DG, gardens and parking to the front with gated access that leads to an impressive size garden to the rear with hard standing area. Well placed for many amenities, schools and great access to motorway links, this property would also be a good buy to let investment opportunity. **BOOK YOUR VIEWING TODAY!**

**£150,000**

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### **LIVING ROOM 12' x 11' (3.66m x 3.35m)**

Fireplace housing gas fire

### **KITCHEN 15' x 7' (4.57m x 2.13m)**

Well equipped kitchen including range of base and wall units with worktops, hob and sink unit. Door leading to back garden

### **FIRST FLOOR**

### **BEDROOM ONE 10'10" x 8' (3.3m x 2.44m)**

### **BEDROOM TWO 9' x 9' (2.74m x 2.74m)**

### **BEDROOM THREE 6' x 7' (1.83m x 2.13m)**

### **BATHROOM 5 x 6'11" (5 x 2.1m)**

3 piece white bathroom suite with shower over bath, sink and W.C

### **OUTSIDE**

Driveway and pleasant garden to front. Large garden to the rear, ideal for a young family.

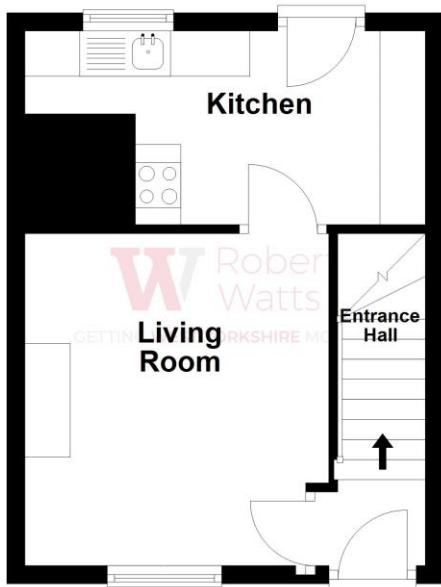
### **BUYER DISCLAIMER**

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.



### Ground Floor



### First Floor



40 Eastbury Avenue

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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