



20 Loweswater Avenue, Woodside, Bradford, BD6 2TZ

**** OFFERED WITH NO CHAIN ** LOVELY FIRST TIME PURCHASE/YOUNG FAMILY HOME ** MODERN KITCHEN AND SHOWER ROOM ****

Viewing is strongly advised for this WELL PRESENTED MODERN SEMI DETACHED. Having had many improvements over the years and briefly comprising: entrance hall, lounge, modern dining kitchen. THREE BEDROOMS and modern shower room. Externally, the attractive wrought iron fencing with double gates surround the front exterior, pleasant gardens to the front with driveway to the side leading past the property to the rear. Large, low maintenance area with shed. Situated within this popular residential area of BD6, close to schools, shops and commute to Halifax/Bradford. We feel this is a perfect home to allow buyers to get on the property ladder.

£170,000

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ENTRANCE HALL

Entrance vestibule opening into the hall way with useful coat cupboard

LOUNGE 16'2" (4.93) x 9'11" (3.02) plus under stair area.

Good size reception with feature fireplace, under stair area and cupboard

DINING KITCHEN 13'6" x 9'5" (4.11m x 2.87m)

Modern dining kitchen area with an array of wall and base units, worktops, sink and drainer. Oven, hob and extractor, plumbing for washer and integrated fridge freezer. Door leading to the rear

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 13'6" x 8'7" (4.11m x 2.62m)

Lovely size master bedroom with built in and fitted furniture with over stair cupboard and two windows allowing plenty of natural light

BEDROOM TWO 10'1" x 7'3" (3.07m x 2.2m)

BEDROOM THREE 8'4" x 5'10" (2.54m x 1.78m)

SHOWER ROOM

Fitted within the last two years. Shower cubicle, vanity style sink and W.C

OUTSIDE

Lawned gardens to the front. Driveway to the side extending to the rear. Larger than average low maintenance gardens to the rear with shed

BUYER DISCLAIMER

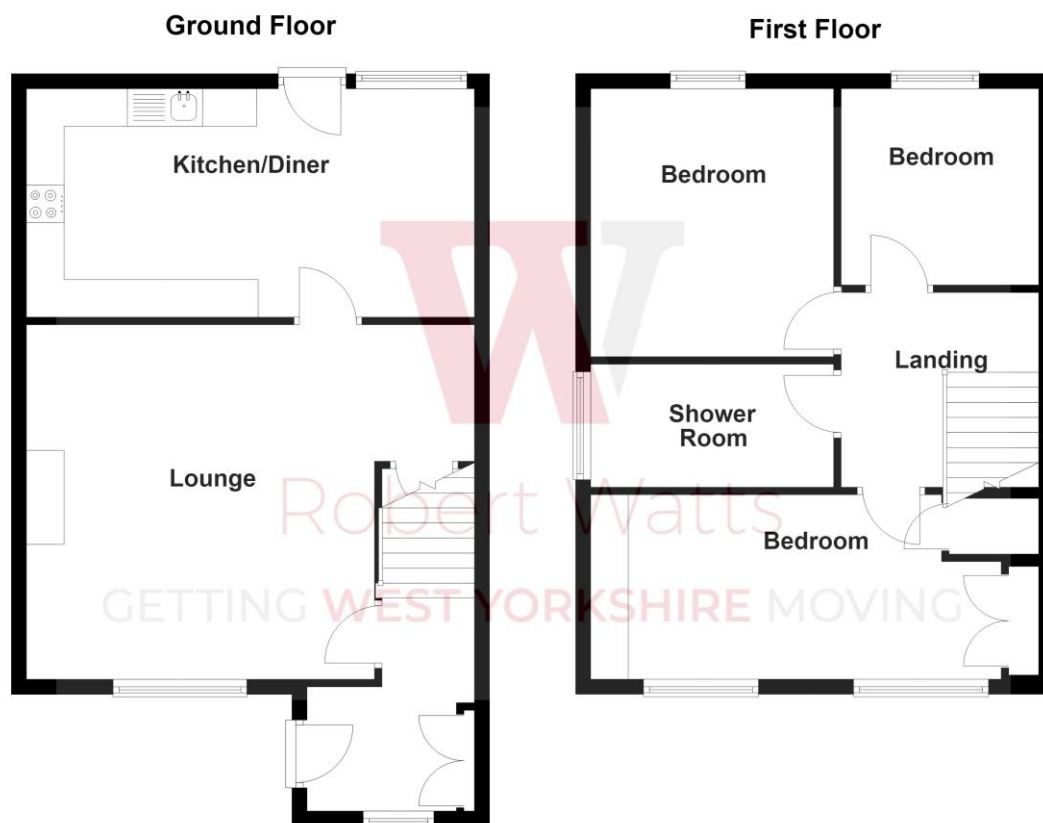
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

PROBATE DISCLAIMER

The property is being sold via probate therefore some information may be limited.

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.





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