

whitegates



Arthur Avenue, Bradford, BD8



2



1



1



EPC

C

Asking Price: £165,000

Freehold



Arthur Avenue, Bradford, BD8 0PY

2 Bedrooms
1 Bathroom
1 Reception Room

Asking Price: £165,000

- Two Bedrooms
- Semi-Detached
- Modern Kitchen & Bathroom
- Driveway
- Large Rear Garden
- Council Tax Band: A

Well presented TWO BEDROOM SEMI-DETACHED home situated in the popular Fairweather Green area of Bradford. RECENTLY REFURBISHED to include, Kitchen, Bathroom and W.C. Situated on a generous plot with Driveway and large rear garden. *Potential to partition main bedroom to create a 3rd bedroom.*

Arthur Avenue is situated within the popular Fairweather Green area of Bradford, offering convenient access to local amenities, schools, public transport links and Bradford city centre. The surrounding area provides a mix of established residential housing and everyday facilities, making it a practical location for families, first-time buyers and investors.

Briefly comprising; Entrance Hall, Living Room, Kitchen and W.C. to the Ground Floor. The First Floor holds Two Double Bedrooms and the House Bathroom. Externally there is a Driveway to the front running down the side of the property with a larger than average lawned rear garden.



whitegates 

GROUND FLOOR

Entrance Hall

Upvc entrance door with a radiator and stairs rising to the first floor.

Living Room

12'8" x 13'1" (3.86m x 4m)

Two double glazed windows to the front elevation with a radiator, television point and understairs storage cupboard.

Kitchen

12' x 7'6" (3.66m x 2.29m)

Fitted with a range of matching wall and base units with work surfaces over. incorporating a sink/drain unit, electric oven and gas hob, extractor hood and plumbing for a washing machine. Two double glazed windows to the rear elevation and a door to the side passage which includes the recently fitted W.C, and access to the rear garden.

Downstairs W.C.

Low level w.c and hand wash basin with window to the side elevation.



whitega



whitega

FIRST FLOOR

Landing

Double glazed window to the side elevation.

Master Bedroom

14'3" x 9'5" (4.34m x 2.87m)

Two double glazed windows to the front elevation with a radiator and built in wardrobes. *This bedroom could be partitioned to create a third bedroom if required.*



Bedroom Two

10'11" x 9'1" (3.33m x 2.77m)

Double glazed window to the rear elevation and a radiator.

Bathroom

White three piece suite comprising; panelled bath with shower over, a hand wash basin vanity unit and low level w.c. Fully tiled with a heated towel rail, cupboard housing the combination boiler, window to the rear elevation and a loft hatch.

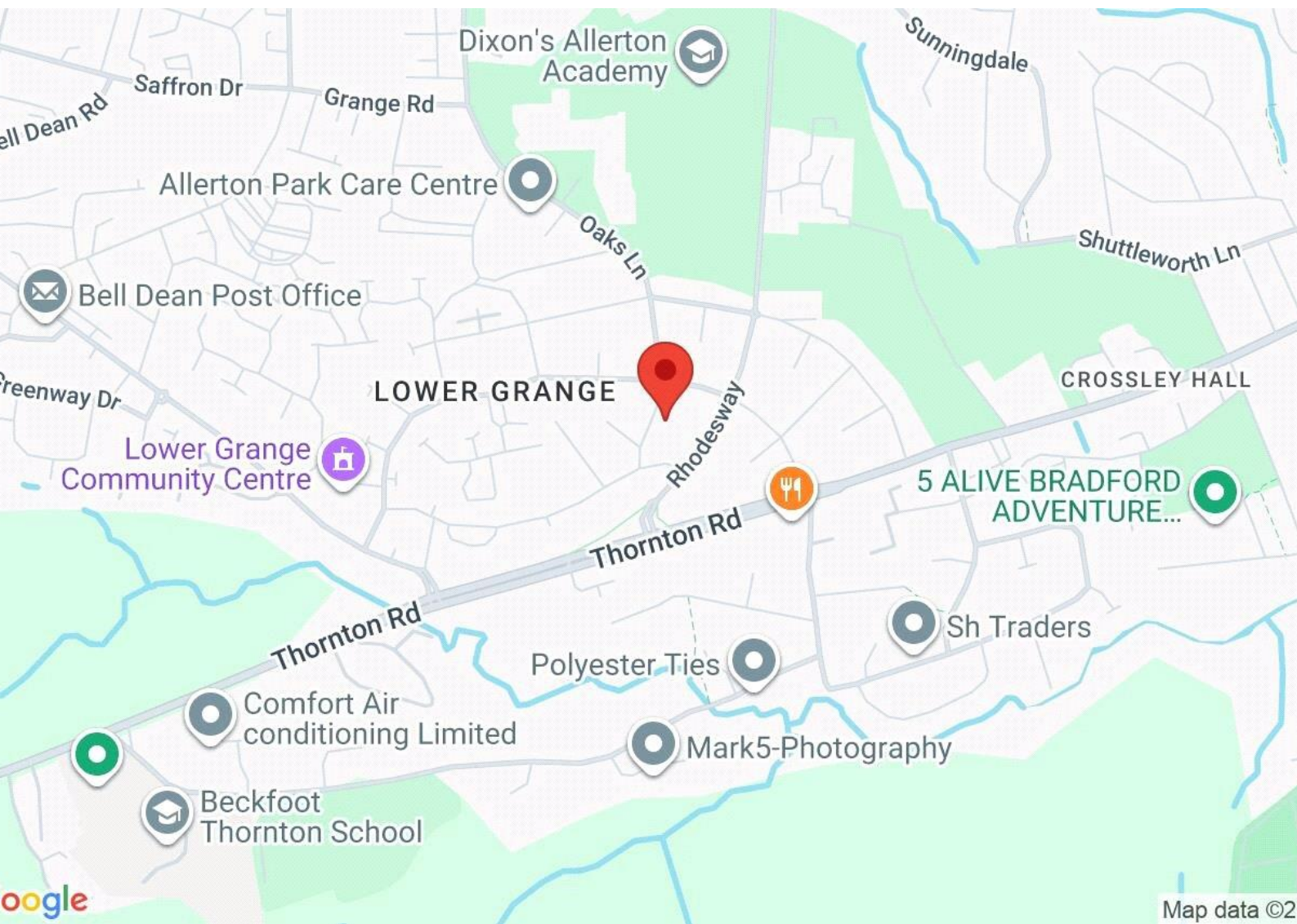


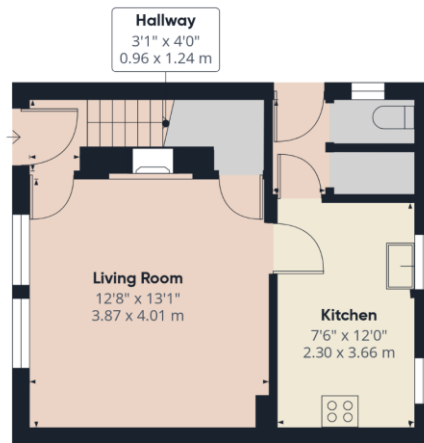
EXTERNALLY

There is a Driveway to the front running down the side of the property with a larger than average lawned rear garden.

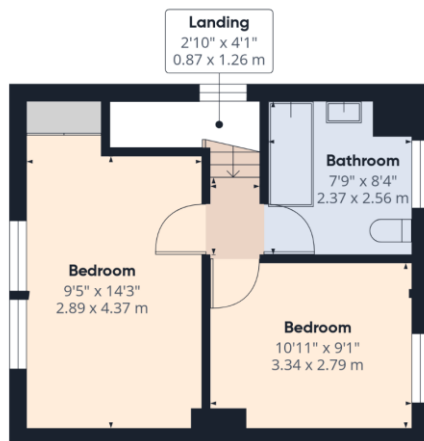


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Floor 1



Approximate total area⁽¹⁾
663 ft²
61.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

01274 306611

bradford@whitegates.co.uk

www.whitegates.co.uk

Whitegates Bradford

65 Darley Street, Bradford, West
Yorkshire, BD1 3HN

whitegates



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

