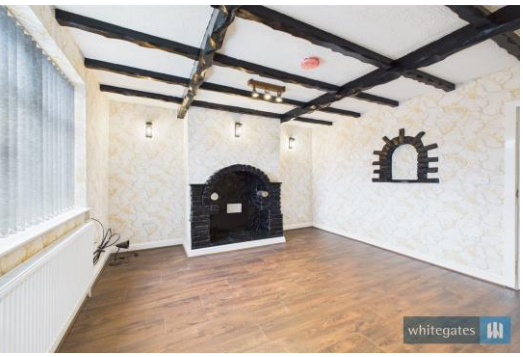
whitegates









Horton Park Avenue, Bradford, BD5

3 1 1 EPC D

OFFERS OVER: £155,000

Freehold



Horton Park Avenue, Bradford, BD5 0NL

3 Bedrooms
1 Bathroom
1 Reception Room

OFFERS OVER: £155,000

- Three Bedrooms
- End Town House
- Front & Rear Gardens
- Rear Driveway
- NO CHAIN
- Well Presented
- Council Tax Band: A
- EPC Rating: D

A well-proportioned three-bedroom end town house situated in a popular residential location, offering spacious and versatile accommodation ideal for families, first-time buyers or investors. The property benefits from a rear driveway providing off-road parking, together with a practical layout comprising a generous living room, fitted kitchen, three bedrooms and a first-floor bathroom.

Briefly comprising; Entrance Porch, Entrance Hall, Living Room and Kitchen/Diner to the Ground Floor. The First Floor holds Three Bedrooms and the House Bathroom. Externally There is a lawned garden to the front with a gated driveway and storage shed to the rear.

Horton Park Avenue is positioned within BD5, offering convenient access to Bradford city centre, local shops, schools, public transport and everyday amenities. Bradford Interchange is approximately 1 km away, while the surrounding area provides a good range of educational facilities, including the University of Bradford and Bradford College.

GROUND FLOOR

Entrance Porch

uPVC double glazed door to the front elevation, wood effecat laminate flooring and double glazed windows to the front and side elevations.

Entrance Hall

Door to the front elevation, wood effect laminate flooring, central heating radiator and stairs to the first floor.

Living Room

13' x 11'10" (3.96m x 3.6m)

Double glazed window to the front elevation, feature fire place, wall lighing, wood effect laminate flooring television point and a central heating radiator.

Kitchen/Diner

16'3" x 8'2" (4.95m x 2.5m)

Fitted kitchen with a range of base & wall units in with contrasting work surfaces, gas cooker point and single bowl sink & drainer. Plumbing for a washing machine, tiling, central heating radiator, central heating combination boiler, two double glazed windows to the rear and side elevations and a uPVC door to the side elevation.





FIRST FLOOR

Landing

With stairs from the hallway, loft access and a double glazed window to the side elevation.

Bedroom One

9'1" x 8'4" (2.77m x 2.54m)

Double glazed window to the front elevation, wood effect laminate flooring and a central heating radiator.

Bedroom Two

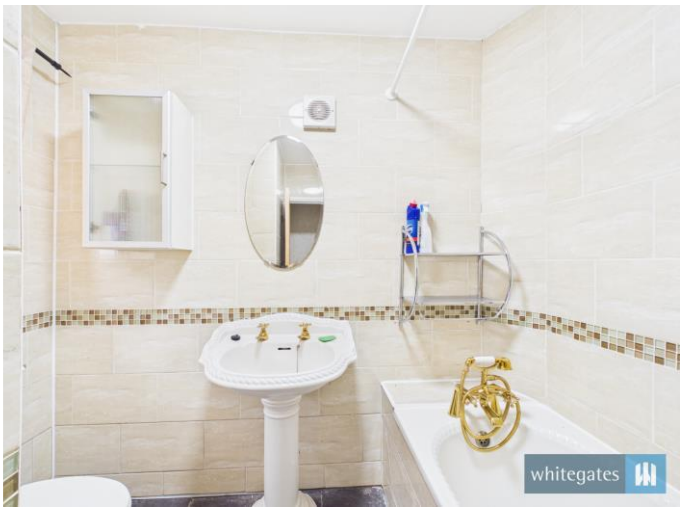
11'3" x 8' (3.43m x 2.44m)

Double glazed window to the rear elevation, wood effect laminate flooring and a central heating radiator.

Bedroom Three

8'3" x 8'1" (2.51m x 2.46m)

Double glazed window to the rear elevation, wood effect laminate flooring and a central heating radiator.



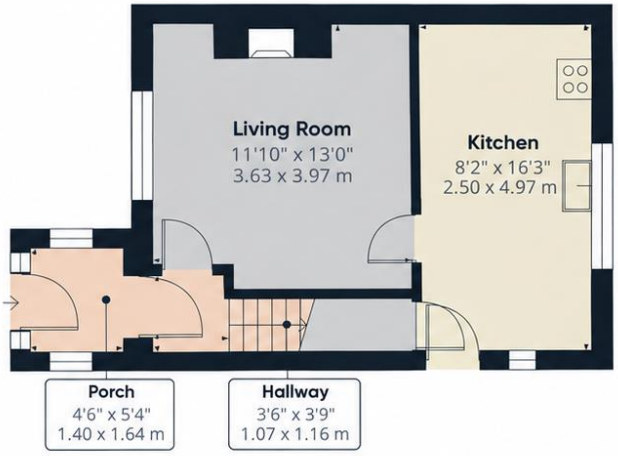
Bathroom

Three piece suite comprising; panelled bath, wash hand basin and a low level w.c. Fully tiled with a central heating radiator, extractor fan and a double glazed window to the side elevation.

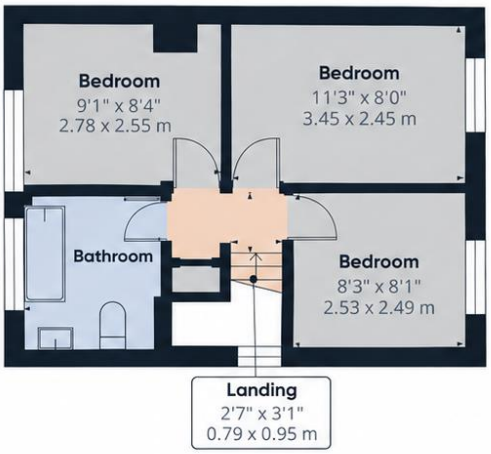


EXTERNALLY

To the front of the property is a lawned garden and to the rear is a gated driveway with fenced boundaries



Ground Floor



Floor 1



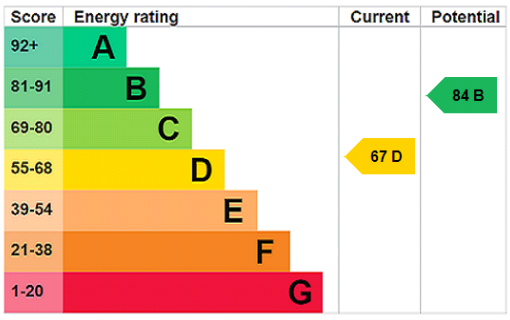
Approximate total area(1)

601 ft²
55.8 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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

The Property Ombudsman