

whitegates



Victoria Park Avenue, Bramley, LS13



3



1



2



EPC

D

£1,200 PCM

Unfurnished



Victoria Park Avenue, Bramley, LS13

3 bedrooms
1 bathroom
2 reception rooms

£1,200 PCM

Available From: **Immediately!**
Security Deposit: **£1,384.00**
Security Deposit: **£276.00**
Council Tax Band: **B**

- Three Bedrooms
- Semi Detached
- Drive/Garage
- Enclosed Garden
- New Carpets & Decoration
- DG & GCH

Virtual Tour Available Online!

Brought to market is this three bedroom semi detached house located in Bramley. The property briefly comprises an open plan kitchen/dining room with hob, oven and cooker hood and lounge to ground floor and three bedrooms and spacious family bathroom with white three piece suite to first floor. Externally there is a tarmac drive leading to single garage to the front and enclosed lawned garden to rear.

GROUND FLOOR

Entrance Hall

uPVC door to front with uPVC double glazed window, central heating radiator and stairs off to first floor. New carpet and decoration.

Lounge

11'2" x 11'2" (3.4m x 3.4m)

With uPVC double glazed bay window to front, central heating radiator, new carpet and decoration.

Kitchen/Dining Room

15'5" x 10'3" (4.7m x 3.12m)

Lounge area with double glazed window to rear, central heating radiator, cupboard off housing central heating boiler, new carpet and decoration. Kitchen with uPVC door to side with uPVC double glazed window to side and built in storage cupboards. Stainless steel one and a half bowl sink and drainer, chrome gas hob and electric oven with cooker hood over. Wood effect wall and base units, black marble effect work surfaces with beige mosaic style splashback tiling. Plumbing for washing machine and new vinyl flooring.



FIRST FLOOR

Landing

With uPVC double glazed window to side, built in storage cupboard and loft hatch. New carpet and decoration.

Bedroom One

9'5" x 10'3" (2.87m x 3.12m)

With uPVC double glazed window to rear, central heating radiator, new carpet and decoration.

Bedroom Two

10'7" x 11'11" (3.23m x 3.63m)

With uPVC double glazed bay window to front, central heating radiator, new carpet and decoration.

Bedroom Three

6'2" x 6'6" (1.88m x 1.98m)

With uPVC double glazed window to front, central heating radiator, new carpet and decoration.

Bathroom

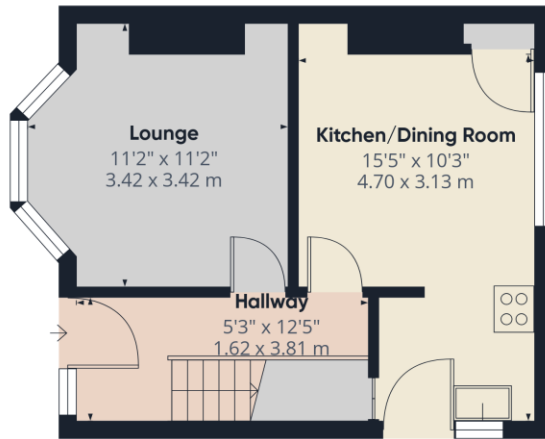
Spacious bathroom with white three piece suite incorporating WC, pedestal wash hand basin with two chrome taps and bath with matching panel, 2 chrome taps and rainfall shower with further adjustable shower head and hose off. Shower curtain rail with new curtain. Two double glazed windows to the side, panelled walls to part, central heating radiator and extractor fan. New vinyl flooring and decoration.



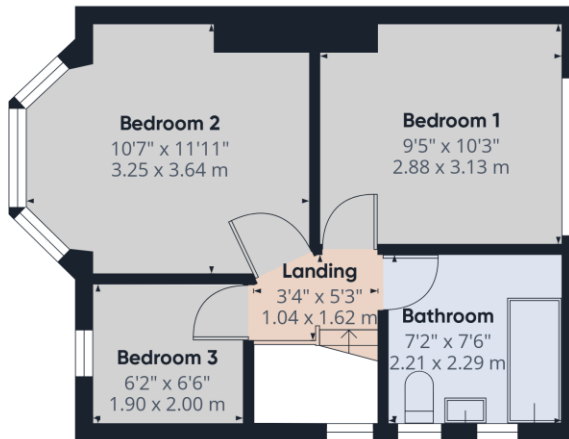
EXTERIOR

Tarmac driveway and path to front leading to single garage. Paved path to side of house with access to external store. Large rear garden with lawns and fenced boundaries.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
654 ft²
60.8 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



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

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 lettings 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 tenants are advised to recheck the measurements.

