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Falmouth Avenue, Bradford, BD3

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Offers Over: £170,000

Freehold



Falmouth Avenue, Bradford, BD3 0HL

4 Bedrooms
1 Bathroom
1 Reception Room

Offers Over: £170,000

- Four Bedroom Terraced Property
- Accommodation Over Three Floors
- Two Attic Bedrooms
- Enclosed Rear Yard
- Ideal Family Home Or Investment
- Convenient Location For Local Amenities
- Council Tax Band: A

A deceptively spacious FOUR BEDROOM terraced property offering versatile accommodation arranged over THREE FLOORS, making it an excellent opportunity for growing families, first-time buyers and investors alike.

Situated in an established residential area of Bradford, this well-proportioned home offers generous living accommodation, a modern fitted kitchen, four bedrooms and a family bathroom.

The ground floor comprises a spacious living room with ample space for both lounge and dining furniture, alongside a fitted kitchen featuring contemporary grey units, contrasting work surfaces and integrated cooking facilities.

To the first floor are two bedrooms and the family bathroom, whilst the second floor provides a further two bedrooms, offering flexible accommodation suitable for larger families, home working or additional storage.

Externally, the property benefits from a small enclosed frontage and a low-maintenance enclosed rear yard with a useful timber storage shed and gated access.

Conveniently positioned for access to Bradford city centre, local amenities, schools and transport connections, this property represents an appealing opportunity for a range of purchasers.







GROUND FLOOR

Living Room

14'1" x 14'3" (4.3m x 4.34m)

A generously proportioned reception room offering ample space for both living and dining furniture. Featuring a front-facing window, fitted carpet, decorative coving and wall-mounted electric fire.

Kitchen

10'10" x 8'3" (3.3m x 2.51m)

Fitted with a range of contemporary grey wall and base units, contrasting work surfaces and tiled splashbacks. Incorporating a cooker with extractor hood above, stainless steel sink and plumbing for a washing machine. Window providing natural light.

FIRST FLOOR

Bedroom One

11'6" x 9'3" (3.5m x 2.82m)

Window to the front elevation with a radiator.



Bedroom Two

11'8" x 8'6" (3.56m x 2.6m)

Window to the rear elevation with a radiator.

Bathroom

Part-tiled bathroom fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin and low-level WC. Window providing natural light.



SECOND FLOOR

Bedroom Three

13'11" x 12'4" (4.24m x 3.76m)

Large attic bedroom with dormer window and radiator.

Bedroom Four

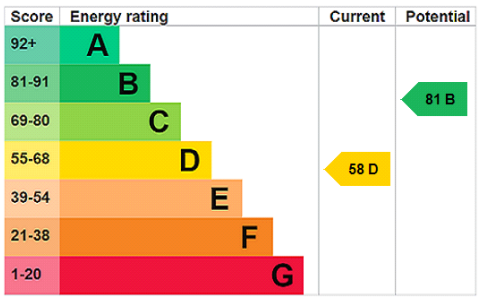
11'5" x 9'7" (3.48m x 2.92m)

Dormer window, a radiator and useful fitted storage cupboards.

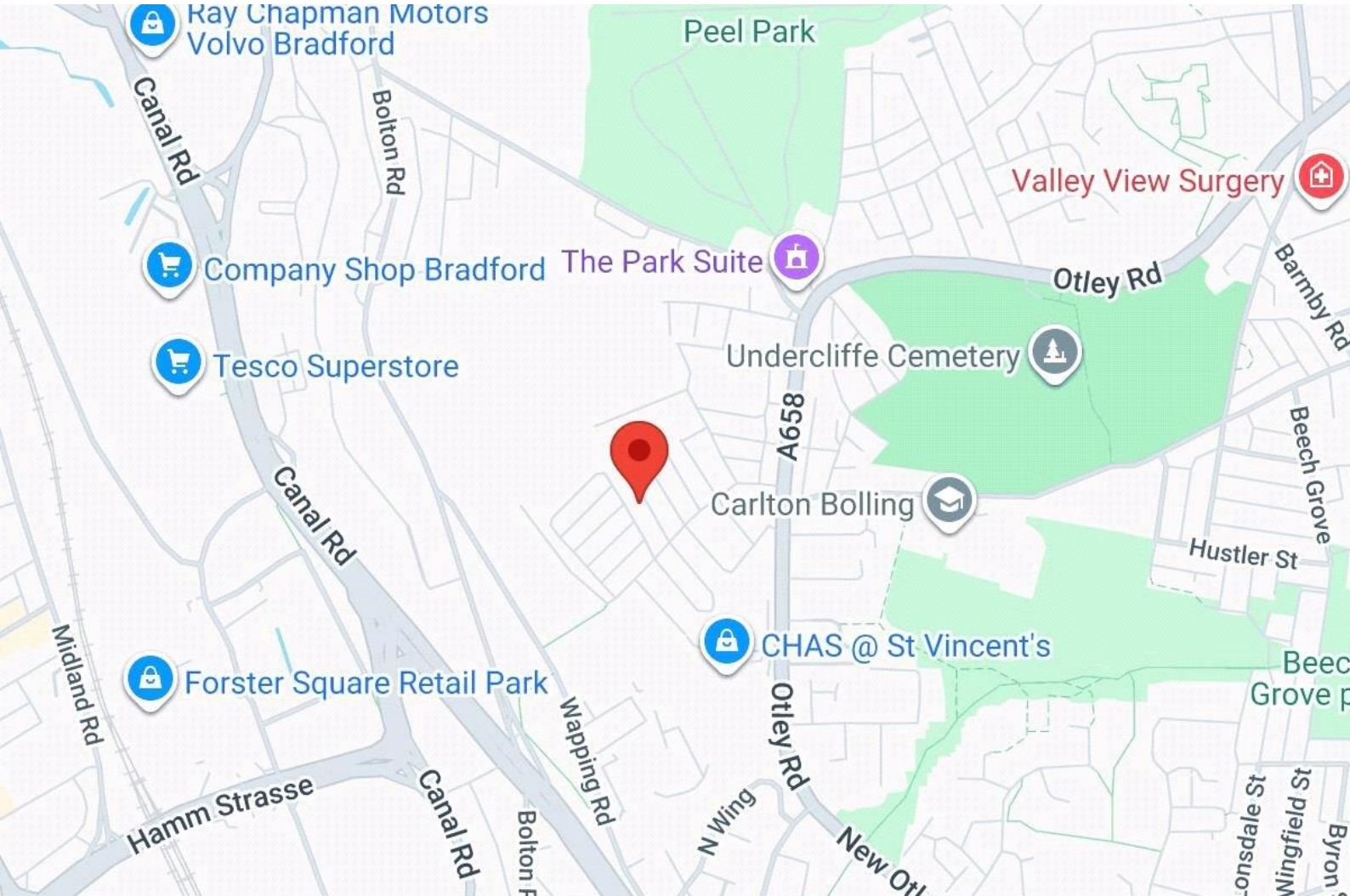


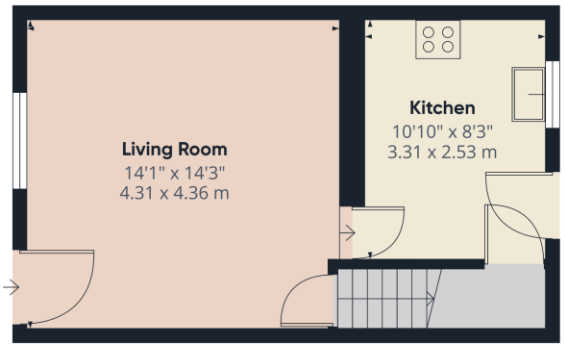
EXTERNALLY

To the front is a small enclosed forecourt with gated access. To the rear is an enclosed, low-maintenance yard with a timber storage shed and gated access, providing practical outdoor space.

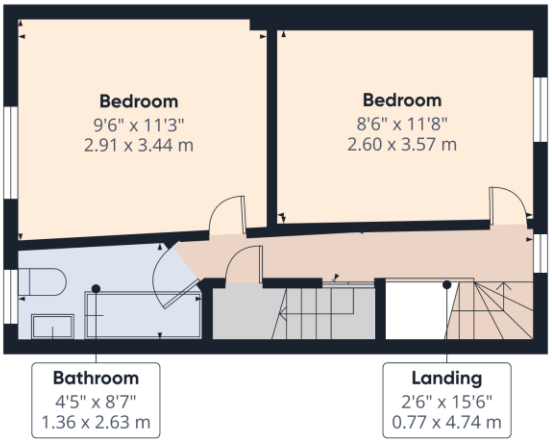



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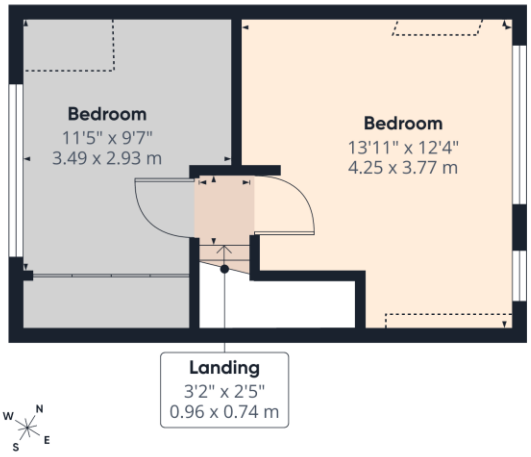

Ray Chapman Motors Volvo Bradford
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Canal Rd
Bolton Rd
Valley View Surgery
Company Shop Bradford
The Park Suite
Otley Rd
Barmby Rd
Tesco Superstore
Undercliffe Cemetery
A658
Beech Grove
Carlton Bolling
Canal Rd
Hustler St
CHAS @ St Vincent's
Midland Rd
Forster Square Retail Park
Wapping Rd
Otley Rd
Hamm Strasse
Canal Rd
N Wing



Ground Floor



Floor 1



Floor 2

Approximate total area(1)

917 ft²
85.2 m²

Reduced headroom

17 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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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