



Royds Avenue, Bradford, BD11

£180,000

None

Tenure: Freehold, **Bedrooms:** 3

Housesimple are pleased to bring to the market this wonderful three-bed Semi-detached property. Situated in this understandably, sought after village of Birkenshaw, within walking distance of both primary and Secondary schools. The property is tastefully presented throughout with modern neutral colo

Key features:

- Beautifully Presented
- Modern fixtures and fittings
- Wonderful Family home
- Good size drive
- Viewings highly Recommended
- Close to local amenities
- Private enclosed rear garden

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band C (£142.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Housesimple are pleased to bring to the market this wonderful three-bed Semi-detached property. Situated in this understandably, sought after village of Birkenshaw, within walking distance of both primary and Secondary schools. The property is tastefully presented throughout with modern neutral colours and comprises of: - Entrance Hall, lounge, kitchen/diner and utility room. Upstairs with three bedrooms and family bathroom. Externally the property has a driveway to the front with a paved area. To the rear it is lawned garden with shrub boarder and patio area to the top.

The property benefits from great motorway links Leeds, Bradford, Halifax and Huddersfield, double glazed throughout, gas central heating system and alarmed.

Entrance Hall

Access to first-floor accommodation.
Radiator.

Lounge (12'10" X 12'8" (3.91m X 3.86m))

Lounge (12'0" X 12'0" (3.66m X 3.66m))

Large window allowing lots of natural light.
Feature fireplace.
Radiator.

Kitchen/Diner (16'9" X 8'11" Ext 15'0" (5.11m X 2.72m Ex T4.57m))

Kitchen Area:
Slate tiled flooring.
Integral electric oven with five ring gas hob and extractor hood.
Belfast sink unit.
Country style kitchen with white base and wall units, woodwork unit.
Complimentary tiled splashback.

Dining Area:
Same slate tiled flooring.
Radiator.

Utility Room (6'4" X 6'11" (1.93m X 2.11m))

Radiator.
Plumbing for automatic washing machine.
Matching wall and base units.
Stainless steel sink unit.
Under stairs storage cupboard.
Complimentary tiled splashback.

Bedroom One (11'3" X 15'9" (3.43m X 4.80m))

Double Bedroom.
Front Facing.
Radiator.

Bedroom Two (10'6" X 7'8" Ext 9'11" (3.20m X 2.34m Ex T3.02m))

Double bedroom.
Rear-facing.
Radiator.

Bedroom Three (8'4" X 6'11" (2.54m X 2.11m))

Rear facing.
Radiator.

Bathroom (5'9" X 6'11" (1.75m X 2.11m))

Three-piece white suite comprising: Panelled bath with shower over and screen, low flush w.c and pedestal wash hand basin. Partly tiled walls.
Tiled floor.
Inset spotlights.
Heated towel radiator.

Loft Space / Office Area (11'4" X 12'1" (3.45m X 3.68m))

Storage area.
Stairs.
Velux window allowing lots of natural light.

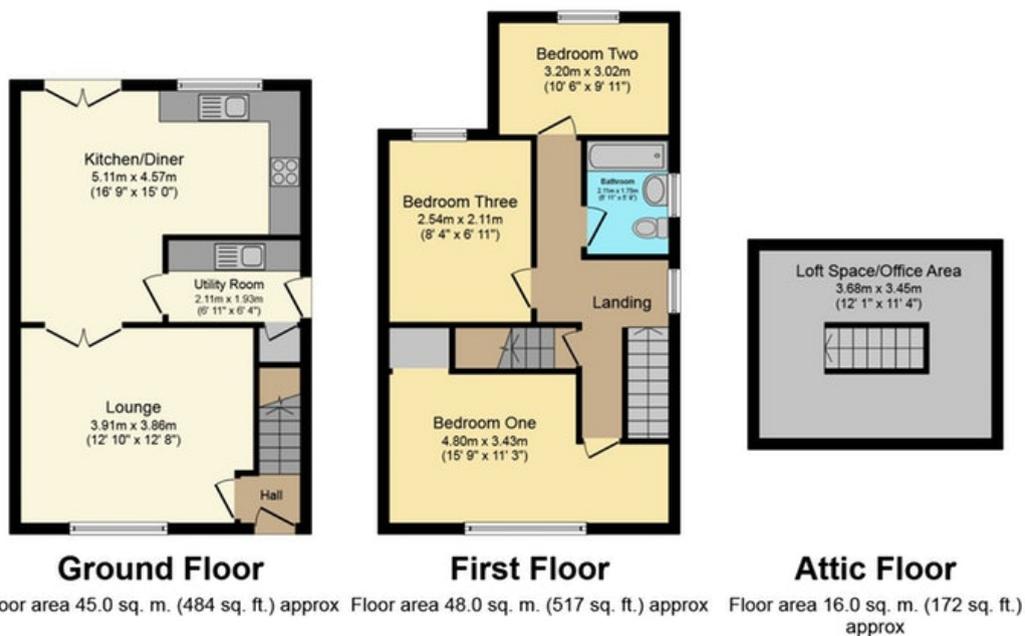
(Please note, there are some height restrictions in this room)

Exterior

To the front is a driveway, and to the side, a patio area with a tree as a feature further back is a plant area.

To the rear the garden is divided into two parts, closest to the house is a raised patio area with a lawn and shrub border to one side.

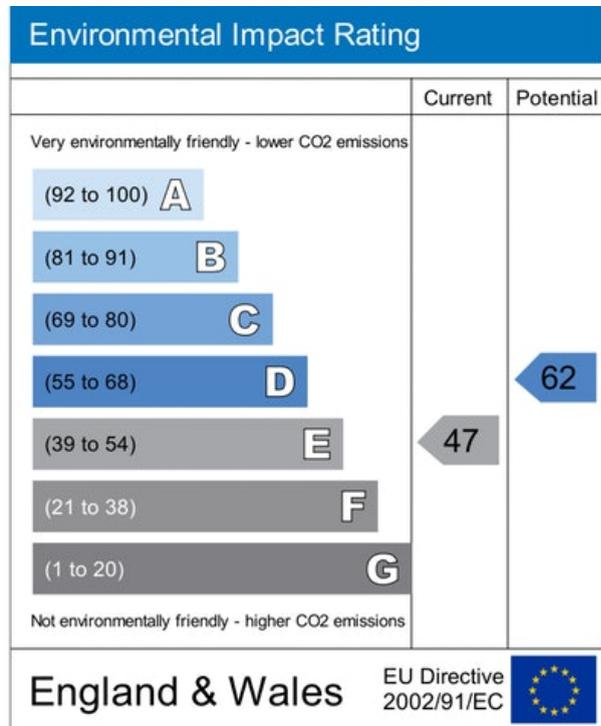
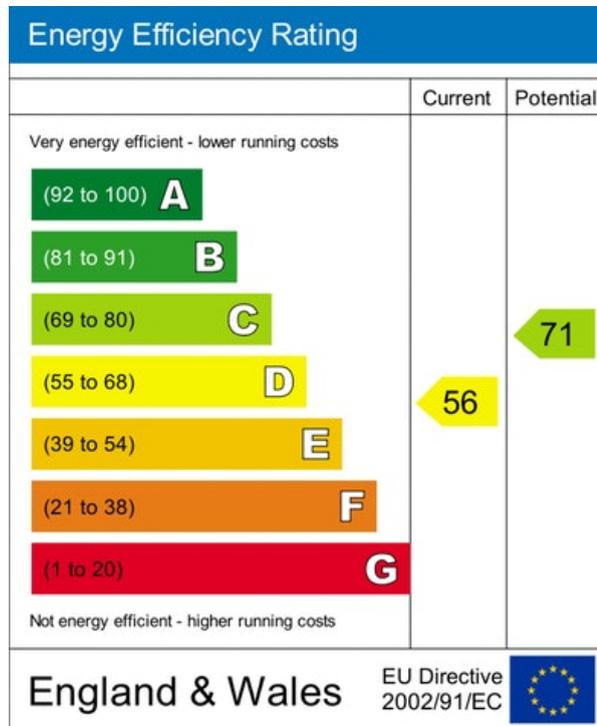
Floor plan:



Total floor area 109.0 sq. m. (1,173 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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