

## Loweswater Avenue, Bradford, BD6

**£120,000**

None

**Tenure:** Freehold, **Bedrooms:** 3

Housesimple are pleased to offer for sale this three bedroom semi-detached property which briefly comprises entrance porch, breakfast kitchen, and lounge. To the first floor, the landing gives access to three bedrooms and bathroom/WC. Externally there are gardens to the front and rear, driveway and

### Key features:

- Well Presented
- Ideal for the growing family or first time buyers
- Garage
- Two double bedrooms
- Viewings Highly Recommended
- Close to local amenities

## Extra info:

- **Property Age:** 39 years
- **Council Tax:** Band B (£115.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



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## ACCOMMODATION

**LOUNGE:** 16'5" (4.98m) x 12'4" (3.56m) (max). Feature fire surround, marble effect inset, and hearth, living flame gas fire, UPVC glazed door to garden.

**KITCHEN/Dining :** 15'10" x 8'1" (2.59m) (plus stairs). Fitted kitchen incorporating a range of wall and base units with worktops, 1 1/2 bowl stainless steel sink unit, built-in oven hob and extractor, splashback tiled walls, UPVC door.

**FIRST FLOOR LANDING:** Loft access.

**BEDROOM 1:** 8'3" (2.95m) (max plus robes) x 10'2" (2.34m). Built in wardrobes.

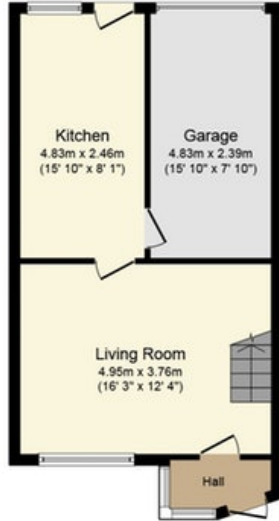
**BEDROOM 2:** 8'3" (2.97m) x 8'04" (1.78m).

**BEDROOM 3:** 7'4" (2.97m) x 7'6" (1.70m) (max).

**BATHROOM:** Three piece suite, fitted over bath shower.

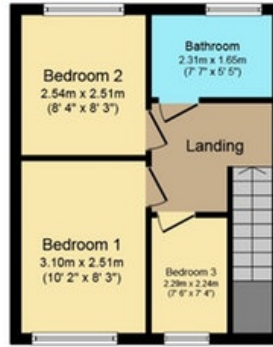
**OUTSIDE:** Garden and patio to rear, off-road parking, garden to the front and garage.

Floor plan:



Ground Floor

Floor area 45.0 sq. m. (484 sq. ft.)  
approx



First Floor

Floor area 31.0 sq. m. (334 sq. ft.)  
approx

Total floor area 76.0 sq. m. (818 sq. ft.) approx

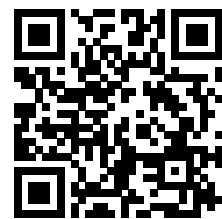
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Energy Performance Certificate:

# Awaiting EPC

### MISREPRESENTATION ACT, 1967.

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