



Hunters Park Avenue, Bradford, BD14

Your Choice estate agents are delighted to offer this attractive spacious three Bedroom Detached Bungalow for sale located in the much sought after area of Clayton Bradford West Yorkshire, very close to local shops, schools and close to the clayton village. Property comprises of entrance leading to the lounge, fully fitted separate kitchen, Three bedrooms and two family bathrooms. A Upvc conservatory at the front elevation. The property is fully double glazed & gas central heating system with radiators. Viewing highly recommended.

Asking Price
£259,995

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk



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!!! Please see the Floor Plan for the rooms sizes on !!!

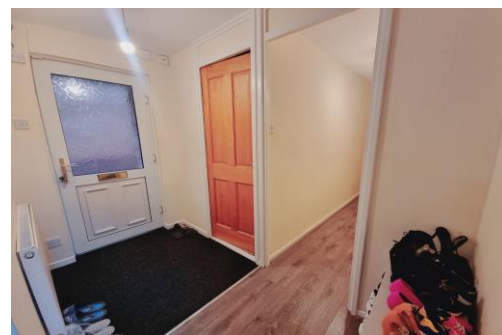
Property Comprises of:

Hallway

Entrances leads to the reception lounge and the rest of rooms

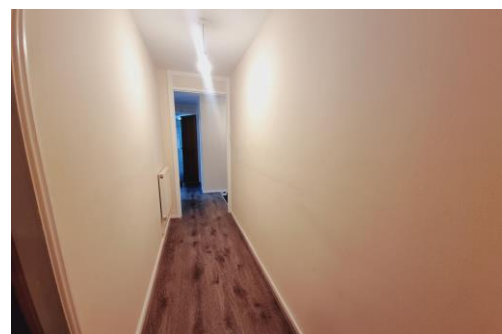
Lounge/Reception

A large lounge with leading to the conservatory , central heating radiator and a PVC window, offering setting/dining area.



Kitchen

A fully fitted maple kitchen featuring a range of matching drawer, base and wall units with plumbing for gas cooker and washing machine, there are complimentary work tops with ceramic sink and mixer tap with window over looking to driveway.



Master Bedroom

Spacious double bedroom with window to the rear of the property, fully carpeted and radiator.

En-suite Shower

Modern fitted round shower with sliding doors comprising with low flush WC, wash hand basin, complimentary tiling with UPVC window.

Bedroom Two

Generous proportioned bedroom with central heating radiator, fully carpeted and a UPVC double glazed window.



Bedroom Three

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A good size bedroom with central heating radiator, fully carpeted and a UPVC double glazed window.

Family Bathroom

Modern fitted suite comprising low flush WC, wash hand basin, panelled bath, complimentary tiling with UPVC window.

Exterior

Gardens

A huge Large garden to the front with open driveway leading to a good size garden to the rear over looking to the field.

EPC; rating D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8814-6725-6920-2722-8996>

Council Tax Band; C = average £1651pa

Area formations

<https://www.streetcheck.co.uk/postcode/bd146en>

Viewing arrangements

Strictly by prior telephone appointments with sole selling agents, Your Choice estate agents.

Opening hours Monday to Thursday 09.00am -05.30pm

Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am -

04.00pm

Offer procedure

Our clients instruction in relation to offer vary, please contact us prior to making an Arrangements to purchaser such as contacting a bank, building society or solicitors you should make your offer to the branch dealing with the Sale of the house. In compliance with the estate Agents (undesirable practices) Order 1991, we are under obligation to check purchasers Financial situation before recommending an Offer to a vendor, therefore, prior to any offer Being accepted you will be required to make an Appointment in order for you to financially qualify Your offer. If you are making a cash offer which is not subject to the sale of the property written Confirmation of the availability of the cash will be



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DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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