

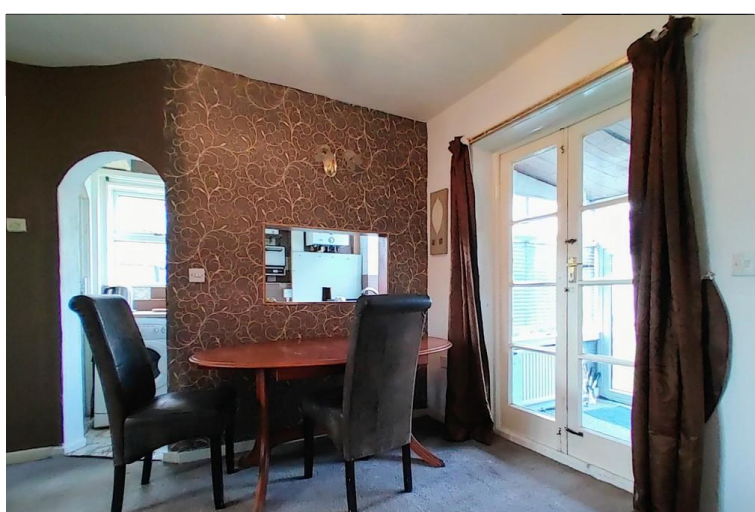


3 Sundown Avenue

- THREE BEDROOM SEMI-DETACHED
- SUN ROOM
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS

£145,000
EPC Rating '61'





Property Description

**** THREE BEDROOM SEMI-DETACHED ** TWO RECEPTION ROOMS ** SUN ROOM ** NEW BOILER 2022 ** HUGE POTENTIAL **** We are expecting a high demand for this three bedroom semi detached property in BD7, Available with NO CHAIN and benefitting from off-road parking, garage, sun room, two reception rooms and gardens front & rear. Although some updating is required, the property offers great potential and comes with majority UPVC double glazing, a new 'Ideal' boiler fitted in 2022 and upgraded electrics in 2016. A much loved family home for over 60 years and has been in the same family from new. Briefly comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, Sun Room, First Floor - Three Bedrooms & Bathroom. Drive, Garage & Gardens. Arrange your viewing now!

ENTRANCE HALL

Stairs lead off to the first floor, central heating radiator and a door to the lounge.



LOUNGE

12' 2" x 12' 2" (3.71m x 3.71m) Bay window to the front elevation, gas fire in a stone surround and a central heating radiator. Open to the Dining Room.

DINING ROOM

10' 4" x 9' 10" (3.15m x 3m) Archway and a serving hatch leading to the kitchen, French doors leading to the sun room and a central heating radiator.

KITCHEN

8' 3" x 4' 5" (2.51m x 1.35m) Benefitting from windows to both the side and rear elevations, wall mounted central heating boiler, gas cooker point, washing machine plumbing, stainless steel sink & drainer and a useful pantry/storage area with a window to the side.

SUN ROOM

11' 6" x 7' 8" (3.51m x 2.34m) UPVC French doors lead out to the rear garden and a central heating radiator.

FIRST FLOOR

Landing area with a window to the side and a hatch to the loft space.

BEDROOM ONE

12' 3" x 9' 4" (3.73m x 2.84m) Window to the front elevation and a central heating radiator.

BEDROOM TWO

9' 10" x 8' 9" (3m x 2.67m) Window to the rear elevation, wall-to-wall fitted cupboards and drawers, and a central heating radiator.

BEDROOM THREE

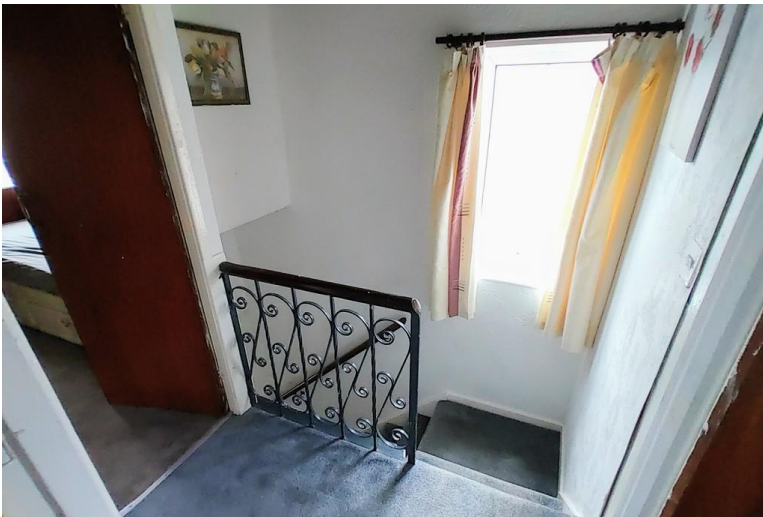
9' 4" x 5' 5" (2.84m x 1.65m) Window to the front elevation and a central heating radiator.

BATHROOM

Three piece white bathroom suite comprising of a panelled bath with telephone style taps and an electric shower over, pedestal washbasin and WC. Window to the rear elevation, airing cupboard and a central heating radiator.

EXTERNAL

To the front of the property is off-road parking for two cars and a lawn area with mature shrubs and planting. The driveway leads down the side of the property to a larger than average detached single garage with an 'up and over' door plus a side entrance door. At the rear is an enclosed garden comprising of a paved patio seating area, lawn, flowerbeds and mature shrubs/trees.





PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



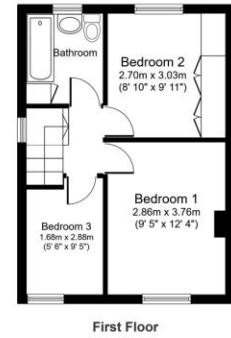
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.

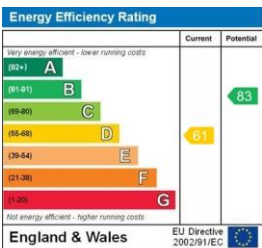


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11 Green End
 Clayton
 Bradford
 West Yorkshire
 BD14 6BA

www.whitneys.co.uk
 sales@whitneys.uk.com
 01274880019

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