

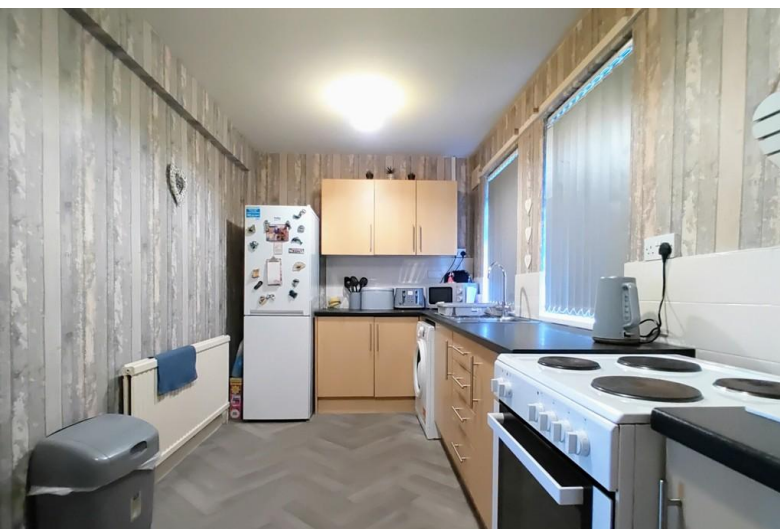


1 Wren Avenue

- TWO BEDROOM SEMI DETACHED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- RECENTLY RE-WIRED

£130,000

EPC Rating '60'





Property Description

**** TWO BEDROOM SEMI-DETACHED ** CORNER PLOT ** GAS CENTRAL HEATING ** RE-WIRED ** UPVC DOUBLE GLAZING **** This ex-local authority semi-detached property at Scholemoor is in good condition, and offers gated off-road parking, good-sized gardens, and has a good degree of privacy. The property would suit a variety of purchasers, particularly landlords, due to currently being tenanted by long-standing tenants who have lived there over 20 years. Located in a cul-de-sac, corner position, with amenities such as the Quora Retail Park, and transport links within easy walking distance. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, ground floor WC, two double Bedrooms and a family Bathroom. Gardens to three sides and a concrete driveway with wrought-iron gates.

ENTRANCE HALL

A new UPVC front door leads into an entrance hall with stairs off to the first floor, door to the lounge and a central heating radiator.





LOUNGE

14' 7" x 12' 10" (4.44m x 3.91m) Two windows to the front elevation, under-stairs storage cupboard and a central heating radiator.

KITCHEN/DINER

15' 8" x 7' 5" (4.78m x 2.26m) A fitted kitchen with a good range of base and wall units, laminated working surfaces and splash-back wall tiling. Stainless steel sink and drainer, electric cooker point, plumbing for a washing machine and two windows to the rear elevation. Central heating radiator.

LOBBY

A side entrance door leads into a small vestibule with a door to a WC and a door to the kitchen.

WC

A useful ground floor WC.

FIRST FLOOR LANDING

Window to the side elevation and access to the loft.

BEDROOM ONE

17' 9" x 9' 9" (5.41m x 2.97m) Two windows to the front elevation and a central heating radiator.

BEDROOM TWO

10' 9" x 9' 3" (3.28m x 2.82m) Window to the rear elevation and a central heating radiator.

BATHROOM

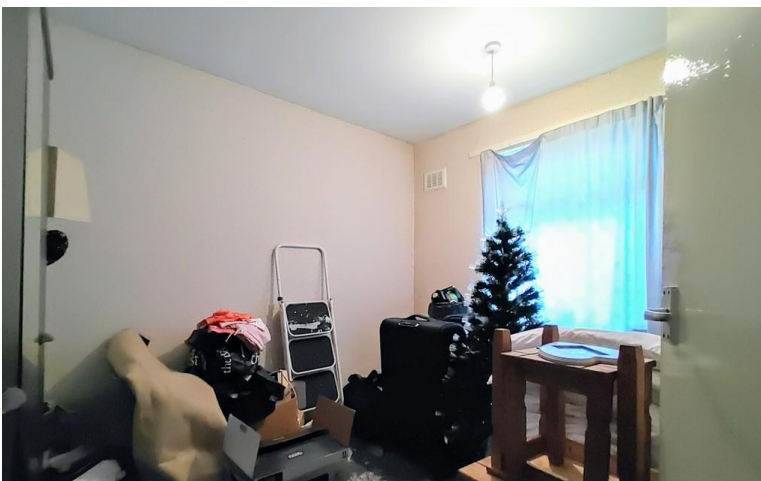
Panelled bath with electric shower over, pedestal washbasin and a WC. Window to the rear elevation, airing cupboard and a central heating radiator.

EXTERNAL

To the front of the property is a large lawned garden with mature hedge screening, a concrete driveway with metal gates and a path to the front door and down the side of the house. To the rear is a smaller, enclosed garden with lawn and fence boundary.

Council Tax Band A

Freehold





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.



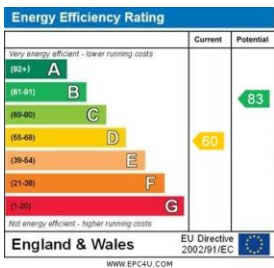
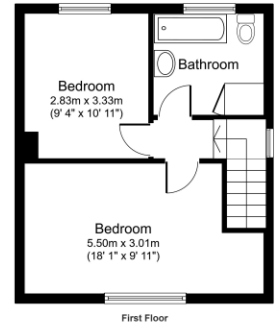
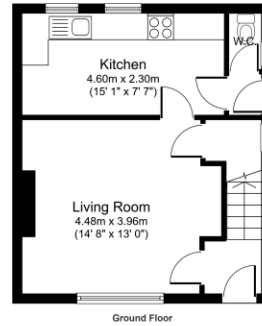
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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