



**HUNTERS®**

Sales ▪ Lettings ▪ Management

## Loweswater Avenue, Bradford, West Yorkshire, BD6 2TZ

- SEMI DETACHED
- IMMACULETLY PRESENTED THROUGHOUT
- BLOCK PAVED DRIVE FOR MULTIPLE CARS
- ENCLOSED REAR GARDEN - LANDSCAPED
- MODERN FAMILY SHOWER ROOM

- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- MODERN INTEGRATED KITCHEN
- MEDIA WALL IN LIVING ROOM
- EPC RATING C - COUNCIL TAX BAND A

Offers In The Region Of £170,000



# Loweswater Avenue, Bradford, West Yorkshire, BD6 2TZ

Presenting an immaculately presented semi-detached house, offered for sale in a sought-after location, perfect for first-time buyers, families, and investors alike. This beautifully maintained property boasts modern decor throughout, creating an inviting and contemporary feel from the moment you step inside.

The accommodation features a spacious reception room enjoying delightful garden views and direct access to the garden, ideal for relaxing or entertaining guests in a lovely outdoor setting. The home also offers a well-proportioned kitchen, fitted to a high standard, catering to all your culinary needs.

Upstairs, you will find two generously sized double bedrooms, providing ample space for family or guests. The property further benefits from a stylish and modern bathroom, completed to an excellent standard. Bedroom two is currently been used as an office.

Located conveniently close to local amenities, highly regarded schools, and excellent public transport links, this home offers both comfort and convenience. The surrounding area is highly sought after, making this property an excellent investment opportunity.

The private garden provides a tranquil retreat and extends the living space, ideal for al fresco dining or family gatherings.

Don't miss this outstanding opportunity to acquire a stunning home in a prime location. Early viewing is highly recommended to fully appreciate everything this property has to offer. Contact us today to arrange your viewing.

EPC RATING C - COUNCIL TAX BAND A





## GROUND FLOOR

### Hallway

**Kitchen**  
12'1" x 5'4"

**Living room**  
16'2" x 11'7"

## FIRST FLOOR

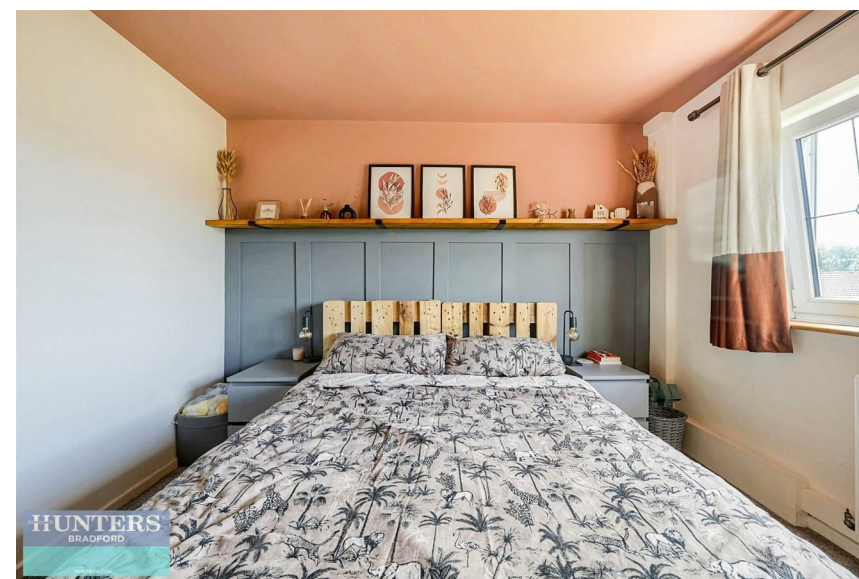
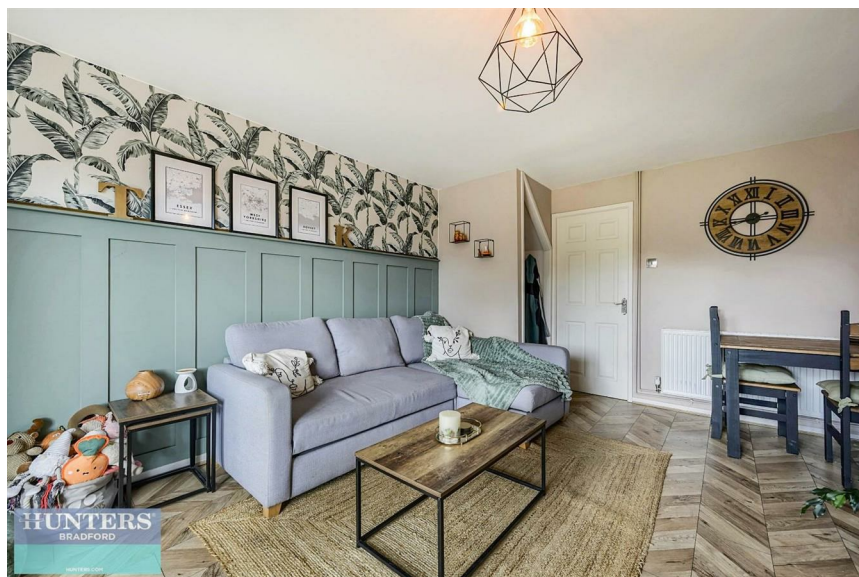
**Bedroom One**  
11'8" x 10'5"

**Bedroom Two**  
8'4" x 7'11"

**Family Bathroom**  
6'8" x 5'4"





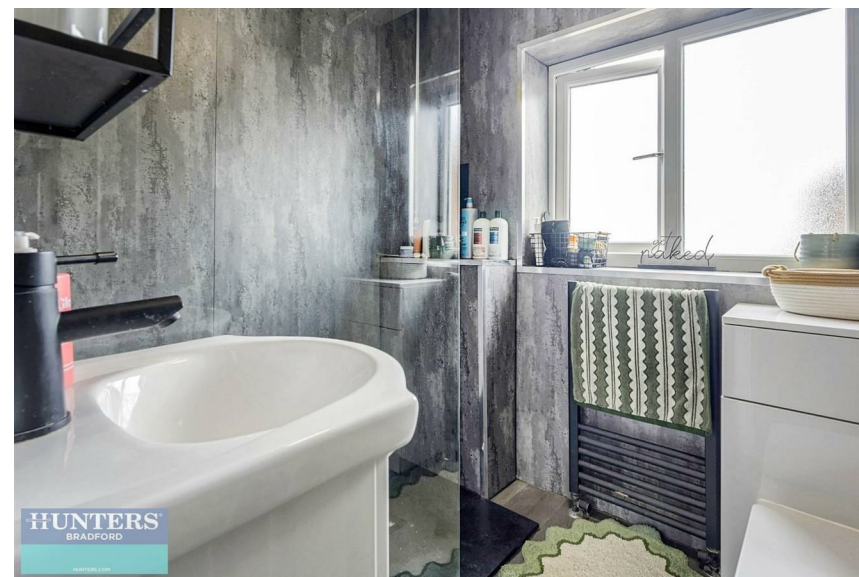
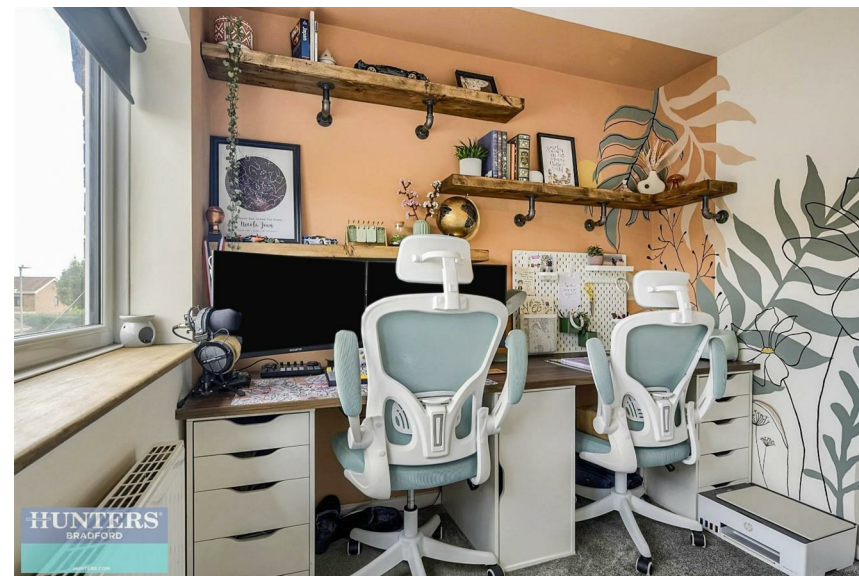


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

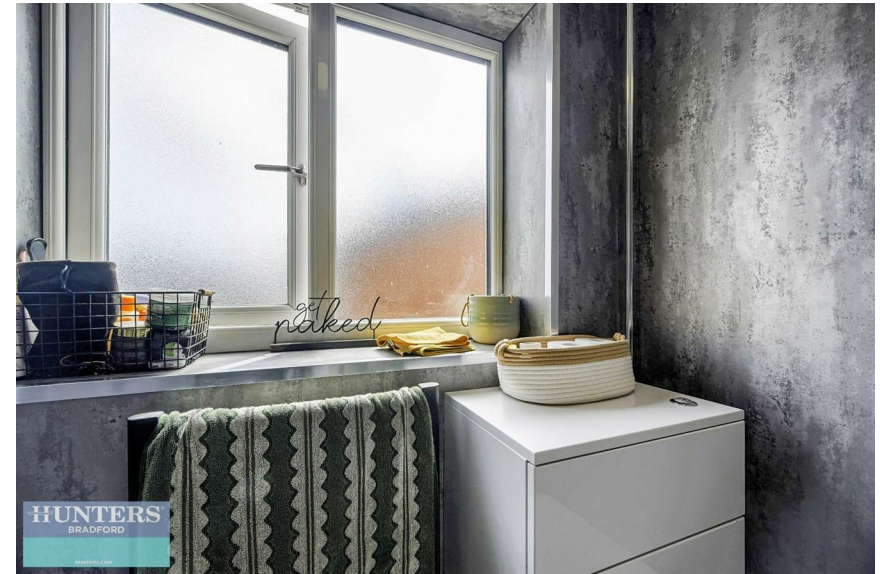


















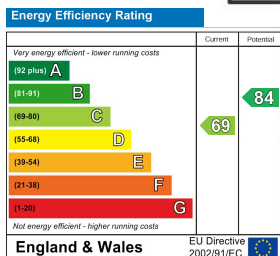


**Ground Floor**  
Floor area 31.0 sq.m. (333 sq.ft.)

**First Floor**  
Floor area 27.7 sq.m. (298 sq.ft.)

Total floor area: 58.7 sq.m. (631 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -  
01274 393955 <https://www.hunters.com>





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