



## Brisbane Avenue, Bolton, Bradford, West Yorkshire, BD2 1EH



- SIX-BEDROOM - SEMI DETACHED BUNGALOW - A FLEXIBLE LIVING SPACE - NO CHAIN
- NEWLY FITTED KITCHEN, BATHROOM & NEWLY RENOVATED
- DRIVEWAY AND EXTENDED GARAGE
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND C

- 360 WALKTHROUGH VIDEO LINK AVAILABLE
- SHOWER ROOM AND SEPARATE FAMILY BATHROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- POTENTIAL FOR HMO SUBJECT TO COUNCIL SIGN OFF
- EPC RATING GRADE D - 20/08/2020 (PRIOR TO REFURBISHMENT)

**Offers In The Region Of £240,000**



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Nestled in the sought-after location of Brisbane Avenue, Bradford, this charming six-bedroom semi-detached dorma bungalow is a true gem waiting to be discovered. If you required two reception rooms, then bedroom 4 would make an ideal room, giving this home, five bedrooms and two reception rooms.

Tenanted from 27 March 2025 to 27 September 2025.

Boasting a newly fitted kitchen with further additional units available from the vendor. This home has two full bathrooms, making family life a breeze in the morning.

As you step inside, you'll be greeted by a hallway leading to a reception room and flexible living spaces, ideal for creating the home of your dreams. With a shower room upstairs and a separate family bathroom downstairs, convenience is key in this lovely abode.

Parking will never be an issue with space for multiple vehicles, including a drive and garage, the garage door will be replaced before completion (advised by vendor). Being newly renovated, ensuring a fresh and inviting atmosphere for you to enjoy.

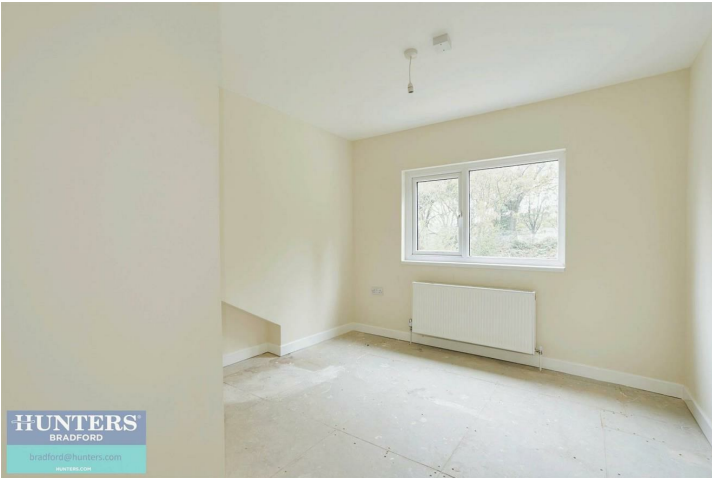
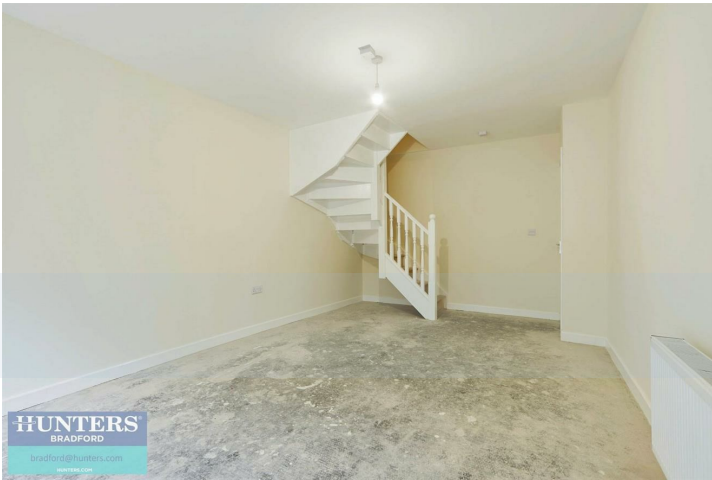
The location of this property is nothing short of idyllic. Situated in a quiet and peaceful neighbourhood, it is surrounded by green spaces and walking routes, perfect for those who enjoy the outdoors. The property also benefits from excellent public transport links, enabling easy commuting. In addition, it is near local amenities and schools, making it an ideal home for families and couples. The area boasts a strong local community, adding to the charm and appeal of this fantastic property.

This bungalow offers a fantastic opportunity for those considering an HMO, subject to planning permission. The vendor has advised that there are mains linked smoke detectors installed. There has been a planning application decided for an extension of 6 metres - ref - 20/01460/PNH.

Don't miss out on making this property your own and experience the best of what Bradford has to offer. Book your viewing today and step into the future of your dream home.



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## GROUND FLOOR

- Hallway
- Kitchen  
11'1" x 8'9"
- Reception Room  
13'6" x 10'11"

## Reception Room 2 / Bedroom 4

- 13'6" x 10'9"
- Bedroom 6  
9'10" x 8'11"
- Bathroom  
6'11" x 6'0"

## FIRST FLOOR

- Bedroom 1  
9'8" x 9'8"
- Bedroom 2  
10'7" x 9'10"

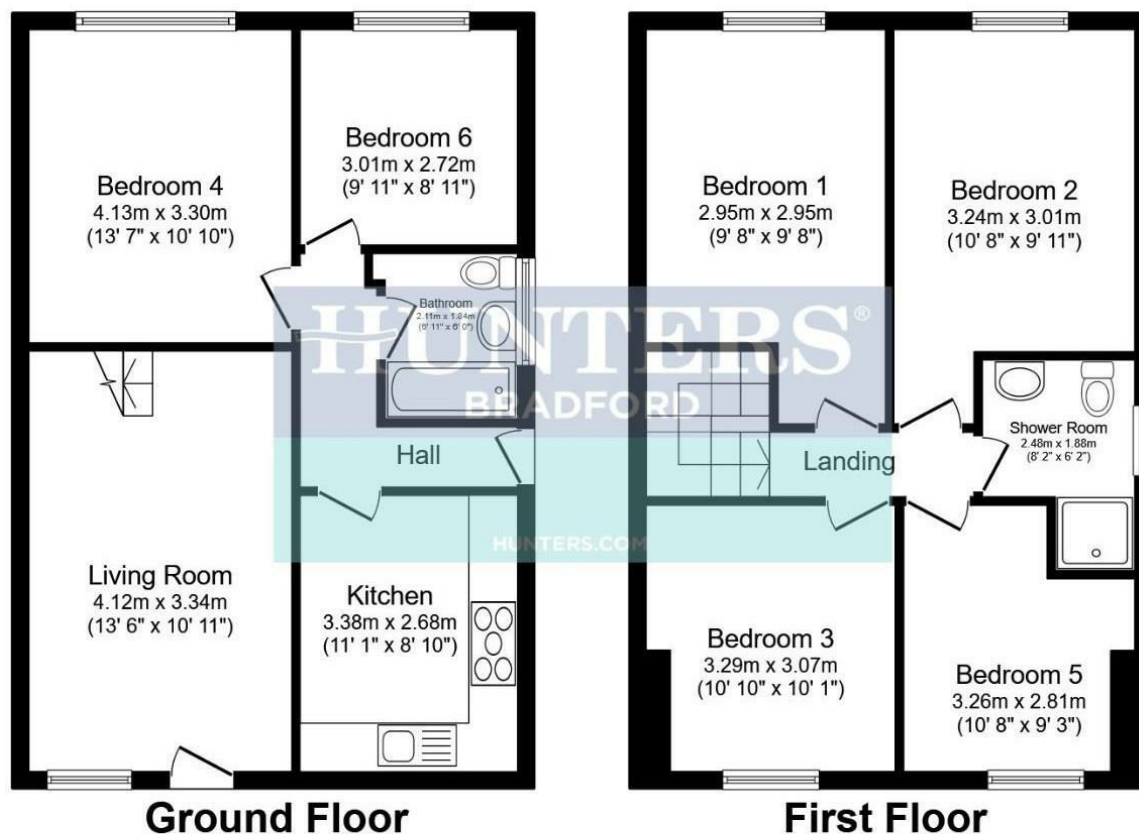
## Bedroom 3

- 10'9" x 10'0"
- Bedroom 5  
10'8" x 9'2"
- Shower Room  
8'1" x 6'2"

## External

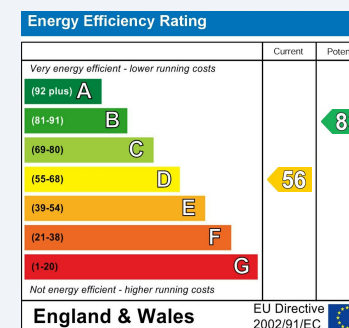
- Front Garden
- Rear Garden
- Driveway
- Extended Garage





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.

### Viewings

Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.