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Sales ▪ Lettings ▪ Management

Ormondroyd Avenue, Bradford, West Yorkshire, BD6 1HR

- THREE BEDROOM SEMI-DETACHED
- GENEROUS FAMILY HOME
- DUAL ASPECT RECEPTION ROOM
- DRIVEWAY
- GOOD TRANSPORT LINKS
- HIGHLY SOUGHT AFTER LOCATION
- GARDENS FRONT AND REAR
- NEUTRALLY DECORATED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- EPC RATING TBC - COUNCIL TAX BAND A

Offers In The Region Of £160,000

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Presenting this well-maintained semi-detached house, offered for sale in a highly sought-after location. Ideal for first-time buyers, families, or investors, this property enjoys close proximity to excellent public transport links and a variety of local amenities, ensuring convenience and a superb lifestyle.

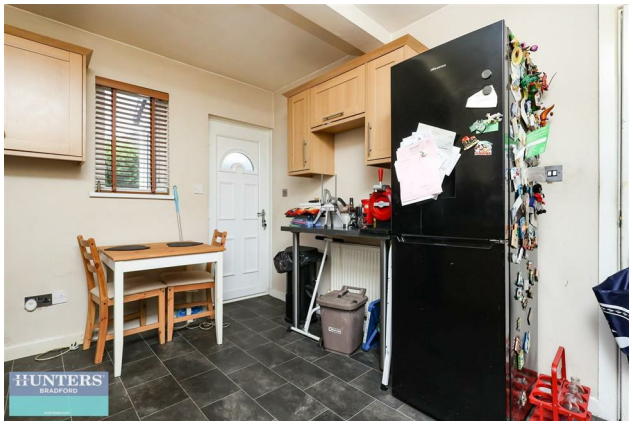
The house has been professionally decorated throughout to provide a neutral, modern canvas, ready for new occupants to personalise. The property features a light-filled, separate reception room which benefits from both tranquil garden views and direct access to the garden, creating a perfect space for entertaining or relaxing. The kitchen is designed for practical living, complementing the home's flexible layout.

There are three well-proportioned bedrooms, including a spacious double bedroom, offering comfortable accommodation for a growing family. The family bathroom is smartly presented, serving the bedrooms with practicality in mind.

Added benefits to this wonderful home include a side porch, as well as recent improvements such as replacement of the roof and windows by the current vendor, offering increased peace of mind for future owners. Outside, the property boasts private parking and a generous garden, ideal for alfresco dining or children's play.

This neutrally decorated and thoughtfully updated home represents an outstanding opportunity for a range of purchasers. Arrange your viewing today to fully appreciate all that this impressive property has to offer.

EPC RATING TBC - COUNCIL TAX BAND A



GROUND FLOOR

Kitchen
13'0" x 9'6"

Livingroom
16'1" x 12'0"

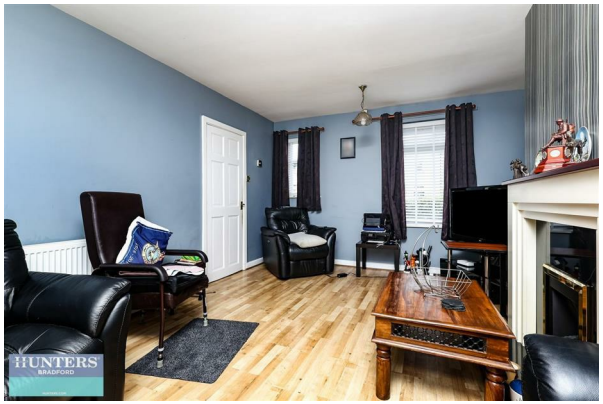
FIRST FLOOR

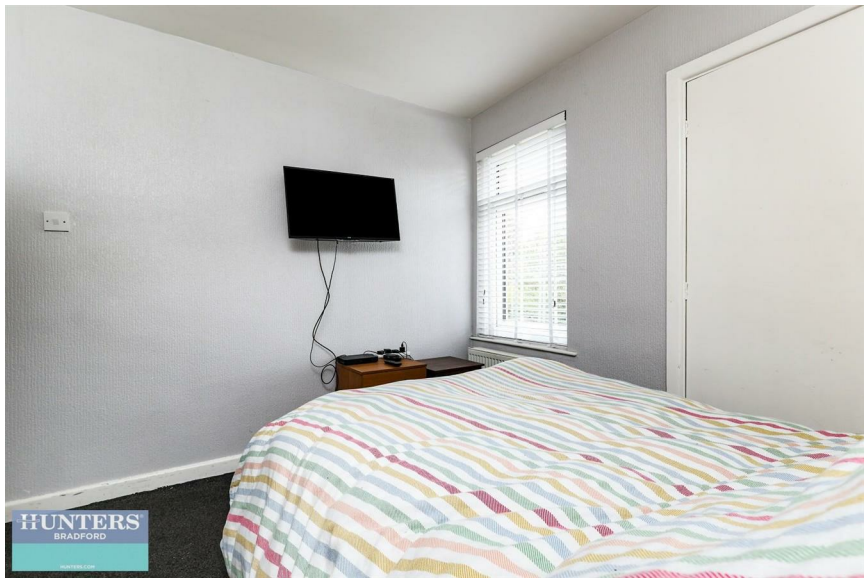
Bedroom One
11'10" x 8'1"

Bedroom Two
9'8" x 9'8"

Bedroom Three
9'10" x 7'10"

Shower Room
6'10" x 6'7"





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.

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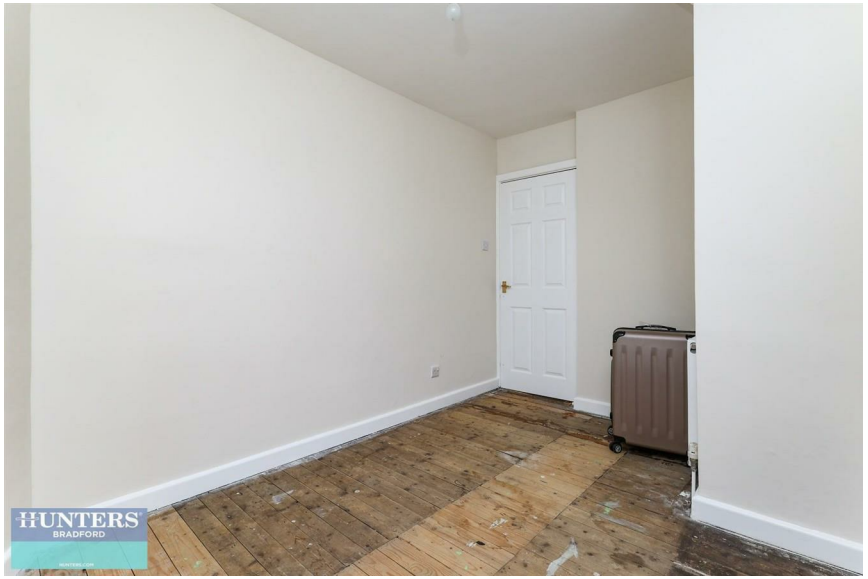
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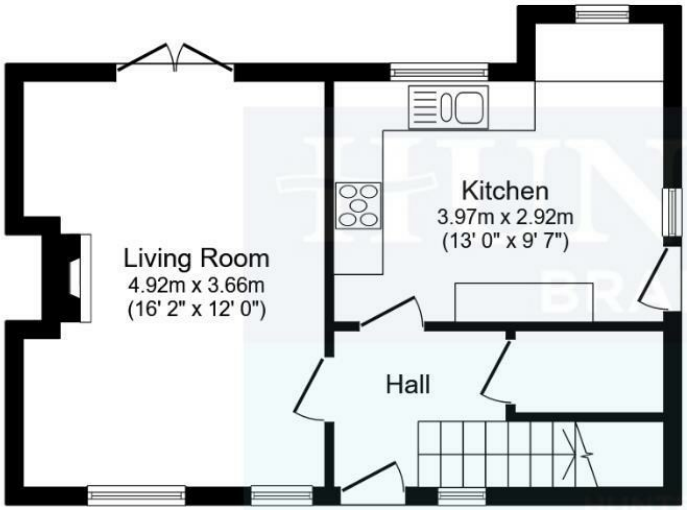
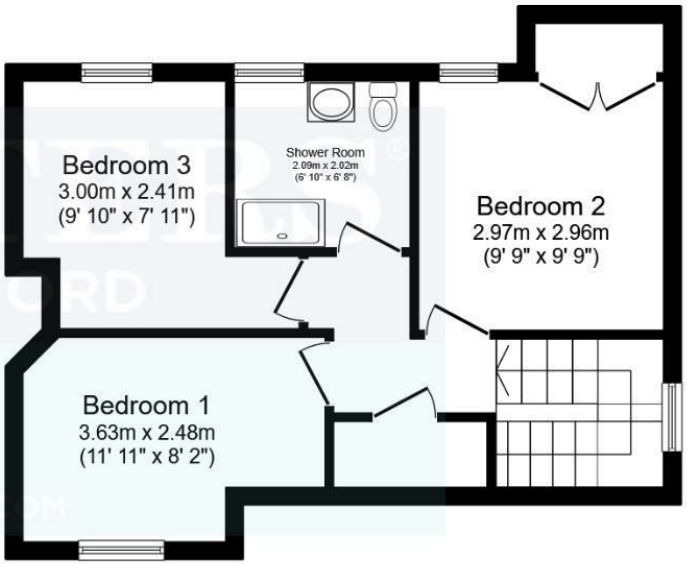


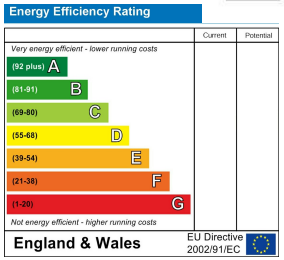
Ground Floor
Floor area 38.6 sq.m. (416 sq.ft.)



First Floor
Floor area 40.4 sq.m. (435 sq.ft.)

Total floor area: 79.0 sq.m. (850 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



Viewing Arrangements

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

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