



## Pullan Avenue

Bradford, BD2 3RL

Offers In The Region Of £240,000



This three-bedroom semi-detached house is for sale in a popular residential area of Bradford, offering well-presented accommodation suited to families, first-time buyers and investors.

The ground floor features a separate reception room with a fireplace, providing a comfortable living space. To the rear is an open-plan modern kitchen diner, offering a practical layout for everyday living and entertaining. A conservatory extends the accommodation further, giving an additional flexible space with views over the garden.

Upstairs are two double bedrooms and a single bedroom. The second and third bedrooms benefit from fitted wardrobes, providing useful built-in storage. The bathroom includes a heated towel rail.

Externally, there are both front and rear gardens, with the rear garden featuring astro turf for ease of maintenance. The property also includes a double garage with light and electricity, providing ample parking and storage.



## GROUND FLOOR

Hallway 5'5" x 15'10" (1.67 x 4.83)

Livingroom 12'1" x 11'5" (3.70 x 3.49)

Kitchen - Diner 18'7" x 11'0" (5.67 x 3.36)

Conservatory 8'5" x 8'6" (2.59 x 2.6)

## FIRST FLOOR

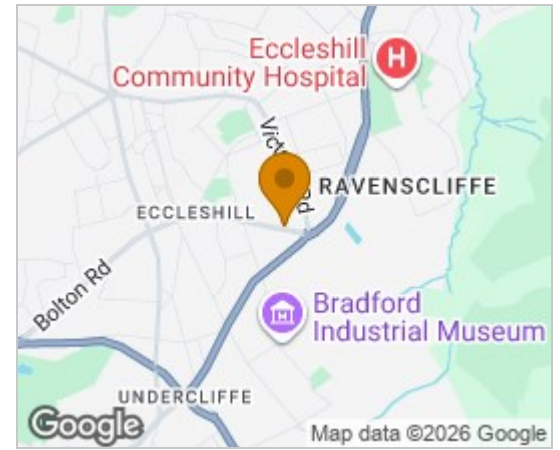
Bedroom One 11'6" x 11'6" (3.53 x 3.52)

Bedroom Two 10'5" x 11'1" (3.19 x 3.40)

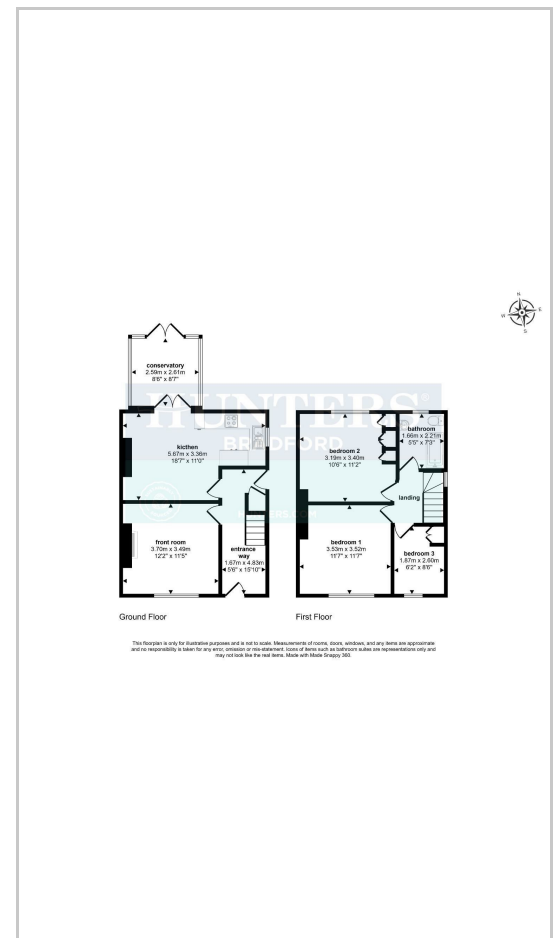
Bedroom Three 6'1" x 8'6" (1.87 x 2.60)

Family Bathroom 5'5" x 7'3" (1.66 x 2.21)

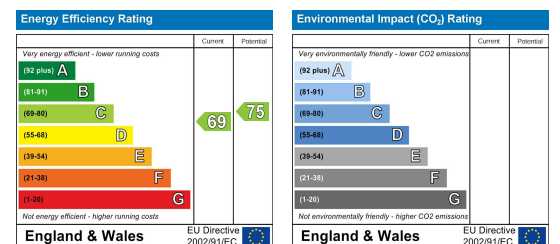
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

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