



Sunny Bank Avenue

Bradford, BD5 8NA

£175,000



This three-bedroom semi-detached house is for sale in the Bradford BD5 area, offering good condition accommodation suitable for first-time buyers, families and investors. The property includes one reception room featuring a fireplace, providing a central living space, and a kitchen with dining space, ideal for everyday meals and family use.

The layout comprises two double bedrooms and one single bedroom, plus an additional occasional room, offering flexibility for a home office, study or storage. There is one bathroom serving the household. A garden extends the living space outdoors, providing an area for relaxation or children's play.

The property is well placed for local amenities, with shops, services and cafés available in the surrounding Bradford area, including along nearby high streets and local parades. Families will appreciate the choice of nearby schools within the district, supporting both primary and secondary education options.

Public transport links are accessible, with Bradford Interchange and Bradford Forster Square stations reachable by local bus or a short drive, offering rail services towards Leeds, Halifax and beyond, with typical



GROUND FLOOR

Living Room 13'6" x 14'4" (4.14 x 4.37)

Kitchen - Diner 13'6" x 22'9" (4.12 x 6.95)

FIRST FLOOR

Bedroom One 13'5" x 11'9" (4.10 x 3.59)

Bedroom Two 8'11" x 11'9" (2.74 x 3.60)

Family Bathroom 4'5" x 10'2" (1.35 x 3.11)

SECOND FLOOR

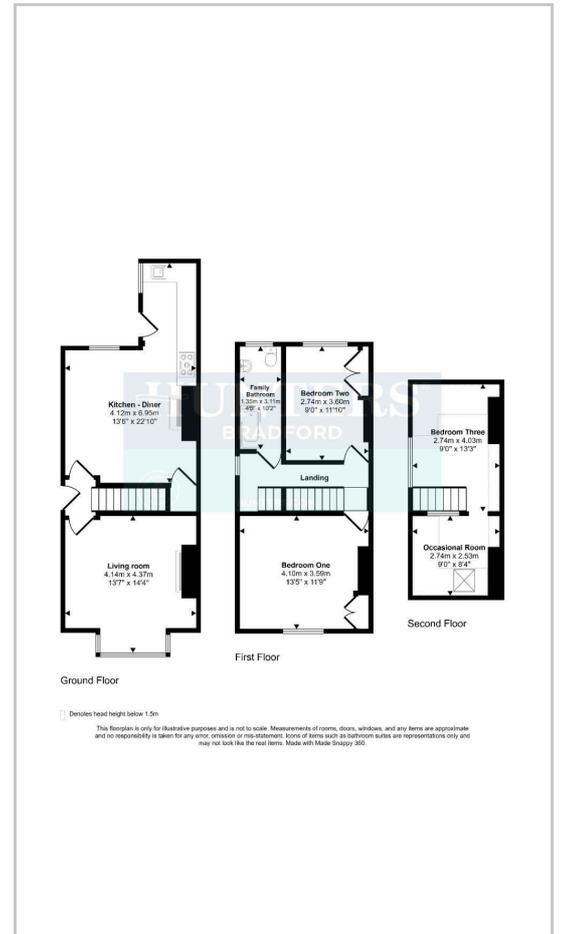
Bedroom Three 8'11" x 13'2" (2.74 x 4.03)

Occasional Room 8'11" x 8'3" (2.74 x 2.53)

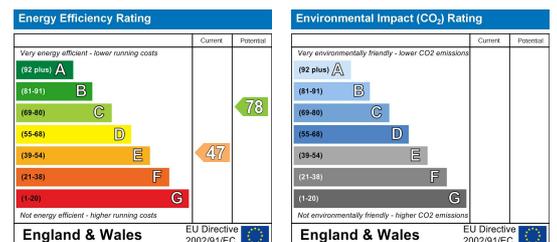
Area Map



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.

2 Wakefield Road, Bradford, BD4 7AT

Tel: 01274 393955 Email: bradford@hunters.com <https://www.hunters.com>