



## 32 + 32A Victoria Avenue, Eccleshill, Bradford, West Yorkshire, BD2 2BP

### Offers Over £220,000

Offered to the market FOR SALE is this TWO BEDROOM SEMI-DETACHED PROPERTY WITH ONE BEDROOM ANNEXE located in Eccleshill, Bradford - BD2. With off-street parking for multiple cars, separate living accommodating in the detached annexe, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising:  
House - entrance, lounge, dining room, kitchen, utility, two double bedrooms, loft occasional room, bathroom.  
Annexe - kitchen/living room, bedroom, bathroom, large board loft with ladder.

Externally the property has a low-maintenance flagged garden to the rear, and a separate garden with gated driveway to the front. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## THREE BEDROOM SEMI-DETACHED

### GROUND FLOOR

#### Lounge



Spacious lounge with a view to the front of the property, a central fireplace and folding double doors to the dining room.

#### Dining Room



Second reception room, dining room to the rear of the property with folding double doors from the lounge.

#### Kitchen



Cooking kitchen to the rear of the property with a view to the side and an accompanying utility room. The kitchen is fitted with a range of matching units with complementary worktops and tiled splashbacks. Appliances - gas hob with oven/grill, sink with drainer, power/plumbing to the utility.

#### Utility



Utility and entrance porch to the rear of the property with fitted shelf and power/plumbing supply.

### FIRST FLOOR

#### Primary Bedroom



Good-sized primary bedroom with feature fireplace and a view to the front of the property. With full-length fitted wardrobes and cupboards, and under stairs storage space.

#### Bedroom



Second bedroom, a further double with a view to the rear of the property. With full-length fitted wardrobes and cupboards, with space for a double bed with dressing furniture.

## Bathroom



Bathroom with frosted window and four-piece suite - corner shower, bath, wash basin, wc and towel rail.

## SECOND FLOOR

### Occasional Room



Loft converted occasional room with open staircase, dual-velux windows and power supply - offering ideal use as a home office/child playroom.

## ONE BEDROOM ANNEXE



Separate council tax band (A) and meters to the semi-detached property.

EPC - CR (65) / PR (99)

## Kitchen / Living



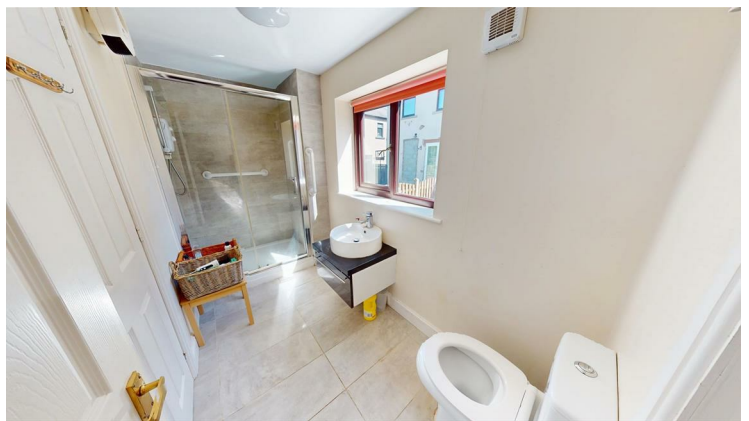
Spacious kitchen/living room with a view and external access to the front of annexe, and loft access via loft ladder. With a range of fitted units and worktops, power/plumbing for appliances and a sink with drainer and extractor fan.

## Bedroom



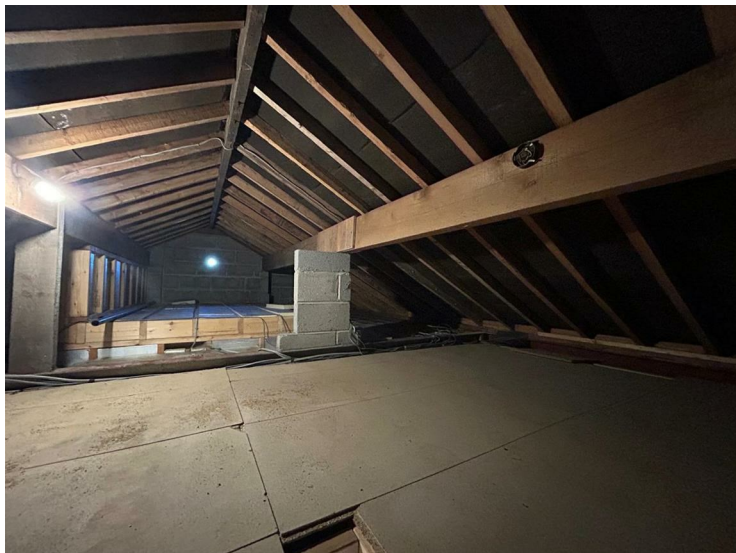
Bedroom with velux window and full-length fitted wardrobes.

## Bathroom



Bathroom with frosted window to the front, and fitted three-piece suite - walk-in shower, wc, wash basin and towel rail.

## Loft

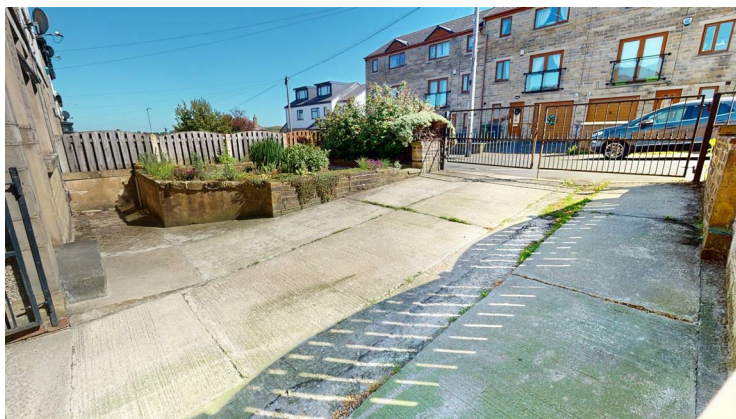


Large fully boarded loft accessible via loft ladder from the kitchen/living room - offering ideal storage space.

## EXTERNAL



## Front



Gated driveway to the front of the property offering parking for multiple cars.  
The property has a garden to the front with shrubs and a central lawn.

## Garden



Garden to the rear of the property and the front of the annexe.  
Mainly flagged offering a low-maintenance approach - ideal for outdoor seating.

