Peter David Properties Ltd

Residential Sales and Lettings

24 Florence Avenue

Wilsden, Bradford, BD15 0HE

Offers in excess of £230,000

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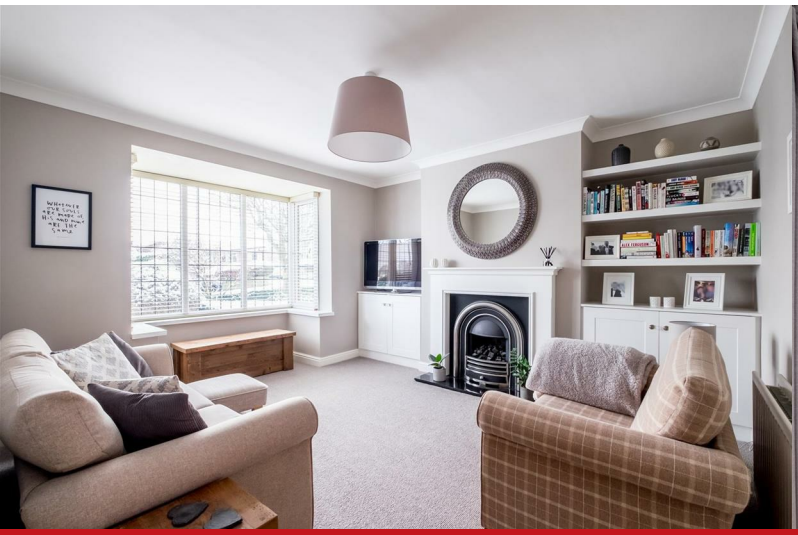

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Ground floor -

Entrance Hallway
Enter the property through a composite front door into a bright and welcoming entrance hallway providing access to the living room, dining kitchen and with stairs rising to the first floor. There is a PVC frosted window next to the front door and Karndean flooring flows throughout.

Living Room
A spacious living room with a PVCu bay window to the front aspect offering plenty of natural light and a stylish gas fire with a black marble hearth and a white wooden surround. The room benefits from storage cupboards and shelving to the alcoves and a neutral carpet flows throughout.

Kitchen/Diner
A well appointed kitchen/diner which benefits from a large dining area with PVCu french doors leading out into the rear garden. The kitchen boasts solid wooden matching wall and base units, laminated worktops and tiled splash backs. Integrated appliances comprise; a dual oven with hob top and extractor fan. There is also space for two additional appliances and a freestanding fridge freezer. There is a PVCu window to the rear aspect and Karndean flooring flows throughout. A step leads down from the kitchen to the ground floor WC and converted garage currently utilised as a study/utility space.

Ground floor WC
A useful ground floor WC comprising a WC and with Karndean flooring.

Garage/Utility room/Office
The garage has been converted into a stylish utility room/office space. There are modern matching grey base units, laminated worktops and plumbing for a washing machine and space for two additional appliances. This room could serve a variety of purposes from a playroom to home office. The electric roller garage door remains to the front and there are double PVCu doors leading out to the rear garden.

First floor -

Landing
An open landing providing access to the bedrooms and house bathroom. There is a PVCu window to the side aspect and a neutral carpet flows throughout.

Master Bedroom
A spacious double bedroom benefiting from fitted wardrobes to the alcoves providing plenty of storage space. There is a PVCu window to the front aspect and a neutral carpet.

Bedroom Two
A second double bedroom with a PVCu window to the rear elevation. A neutral carpet flows throughout.

Bedroom Three
A single bedroom with a neutral carpet and a PVCu window to the front aspect.

House Bathroom
A modern, partially tiled house bathroom with Karndean flooring. The bathroom comprises a WC, wash basin and bath with overhead shower with glass screen. There is a PVCu privacy window to the rear aspect. Also featuring a chrome towel rail a built in storage cupboard which houses the boiler.

Exterior

Externally the property benefits from a paved driveway to the front providing an off-road parking space. There is also a pleasant lawn with surrounding borders with paved steps leading up the front door. The rear garden is private and enclosed with a lawn and patio areas which are accessed from both the kitchen/diner and the utility room.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

Floor Plan

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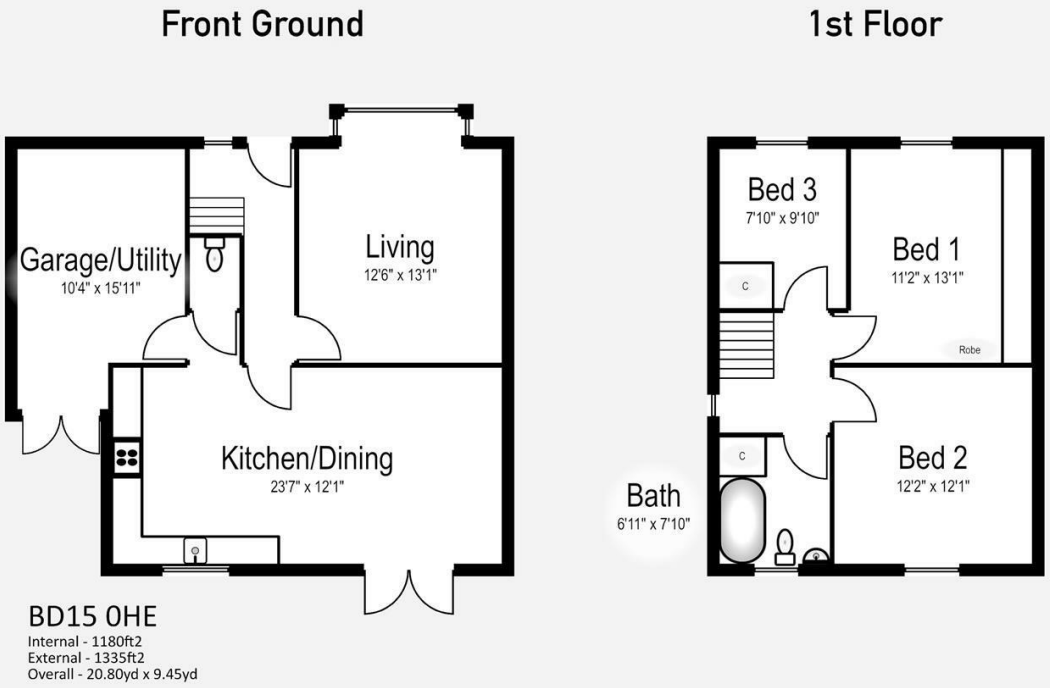
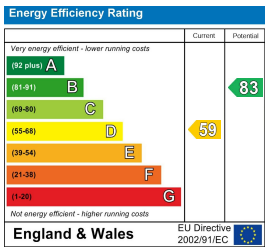


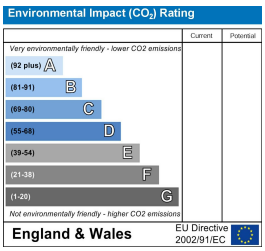
BD15 0HE
Internal - 1180ft2
External - 1335ft2
Overall - 20.80yd x 9.45yd

Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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