



11 Bowman Avenue, Bradford

Bradford

£279,995

Exceptional 3 BEDROOM SEMI-DETACHED house blending timeless elegance with contemporary living in sought-after location. Three reception rooms, spacious bedrooms, immaculate refurbishment, stunning four-piece bathroom. Driveway, garage, meticulously maintained gardens. Outdoor entertaining space, professionally landscaped lawn. Ample parking. Detached garage for storage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- PERIOD SEMI-DETACHED HOME
- \*\*\* VIRTUAL TOUR \*\*\*
- CUL-DE-SAC LOCATION
- THREE RECEPTION ROOMS
- THREE BEDROOMS
- SPACIOUS THROUGHOUT
- RECENTLY REFURBISHED
- FOUR PIECE BATHROOM
- DRIVEWAY & GARAGE





### Hallway

Giving access to the Lounge, Dining room, Kitchen and first floor.

### Lounge

14' 7" x 12' 8" (4.44m x 3.86m)

The lounge features a bay window, which allows for ample natural light to fill the space. It benefits from gas central heating, ensuring a cozy and comfortable atmosphere during colder months. Double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment.

### Dining room

13' 3" x 12' 0" (4.03m x 3.66m)

The Dining room has a light and airy open plan aspect with Sun room. Additionally, this room is equipped with the convenience of gas central heating for a warm and cozy feel.

### Sun room

15' 6" x 7' 10" (4.72m x 2.40m)

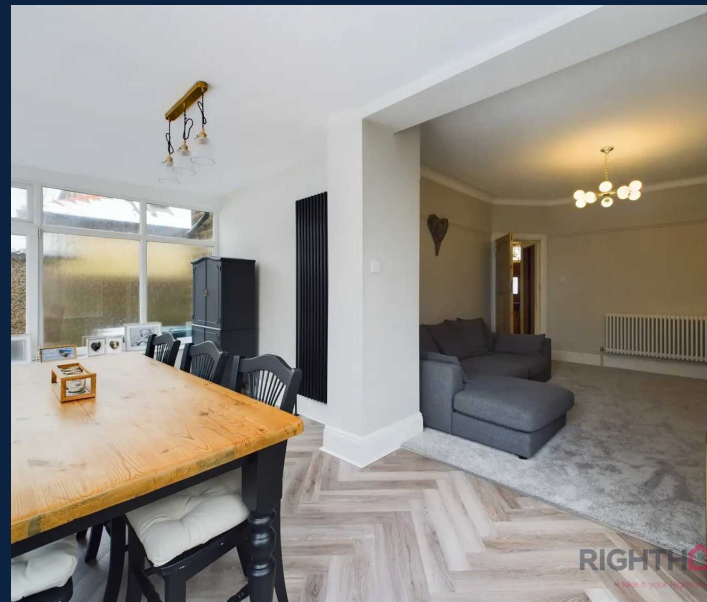
### Kitchen

10' 1" x 8' 5" (3.07m x 2.56m)

The kitchen is equipped with a variety of wall and base units, providing ample storage space. Additionally, there is a generous amount of workspace available. You will also find a convenient 1 bowl sink unit with a drainer, an electric hob, an electric oven, as well as the added comfort of gas central heating and double glazing.

### Utility area

The utility room is equipped with modern base units, providing ample storage space. Additionally, there is a workspace available.





### Stairs and landing

Giving access to the three bedrooms and house bathroom. Further benefiting from gas central heating and double glazed windows with encased original stain glass window.

### Master bedroom

12' 2" x 11' 10" (3.72m x 3.61m)

The bedroom is beautifully adorned with neutral decor and flooring, which adds a touch of elegance to the space plus the presence of the cast iron original fire place is a beautiful addition to the room. Furthermore, you will be pleased to know that it benefits from the convenience of gas central heating to the bay window and the added comfort of double glazing.

### Bedroom 2

13' 5" x 12' 2" (4.10m x 3.70m)

The bedroom is beautifully adorned with modern decor including panelling and flooring, which adds a touch of elegance to the space plus the presence of the cast iron original fire place is a beautiful addition to the room. Furthermore, you will be pleased to know that it benefits from the convenience of gas central heating to the bay window and the added comfort of double glazing.

### Bedroom 3

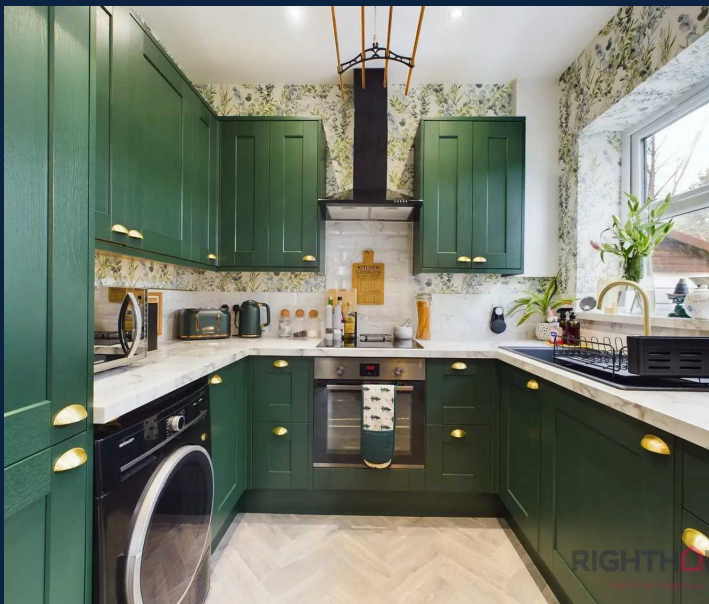
8' 5" x 7' 3" (2.57m x 2.21m)

The bedroom boasts a lovely modern decor and is adorned with plush carpeting. It is equipped with the convenience of fitted wardrobes, as well as the comfort of gas central heating and double glazing.

### Bathroom

9' 7" x 8' 4" (2.91m x 2.53m)

The family bathroom is partially tiled and features a 4-piece suite, which includes a roll top bath, a low level W.C with wall mounted cistern, a vanity mounted hand basin as well as a spacious walk in shower cubicle. Additionally, this bathroom offers the convenience of gas central heating and double glazing.



## FRONT GARDEN

To the front of the property is a lawn garden with mature, planting areas as well as shrubbery.

## REAR GARDEN

To the rear of the property is a lawn garden, which is fully enclosed as well as a paved patio.

## DRIVEWAY

3 Parking Spaces

On the side of a property is a long drive, which Wood park multiple cars leading to that detached garage.

## GARAGE

Single Garage

The detached garage is accessed from the drive via an up and over door.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1182.64 ft<sup>2</sup>

109.87 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



## Righthaus Estate Agents

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